TAMALPAIS UNION HIGH SCHOOL DISTRICT
Larkspur, California

Resolution No. 24-13

RESOLUTION SUPPORTING AWARD OF PHASE 1 GUARANTEED MAXIMUM PRICE FOR THE REDWOOD HIGH SCHOOL FASCD BUILDING REPLACEMENT PROJECT LEASE-LEASEBACK AGREEMENT WITH WRIGHT CONTRACTING, LLC.

WHEREAS, Tamalpais Union High School District ("District") is currently undertaking a project known as the **Redwood High School FASCD 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 Wright Contracting, LLC. ("Wright"), 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 Wright to develop a Guaranteed Maximum Price ("GMP") for the Project; and

WHEREAS, currently the District and Wright have agreed upon a GMP for the Project's Phase I Underground Electrical Utility Relocation 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, after and contingent upon the Division of the State Architect's ("DSA") approval of the Phase 2, Increments 1 and 2 Project plans and specifications, the District anticipates entering into an amended Lease-Leaseback Agreement with Wright based on the Phase 2, Increments 1 and 2 scope negotiated GMP, which Resolution for Phase 2, Increments 1 and 2 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 HUNDRED NINETY-SIX THOUSAND TWO HUNDRED AND FORTY-SEVEN DOLLARS ($196,247) for the Project's Phase I Underground Electrical Utility Relocation scope with Wright.

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 by the Board of Trustees of the Tamalpais Union High School District on this 28th day of January, 2025, by the following vote:

AYES: 5

NOES: 0

ABSENT: 0

ABSTAIN: 0

Board Member	Aye	No	Absent	Abstain
Cynthia Roenisch	✓			
Jenny Holden	✓			
Kevin Saavedra	✓			
Ida Times-Green	✓			
Emily Uhlhorn	✓			

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 thereof held on January 28, 2025, which Resolution is on file in the office of said Board.

Tara Taupier, Secretary of the Board of Trustees

ATTEST:

Cynthia Roenisch, President of the Board of Trustees

Phase 1 - GMP

WRIGHT CONTRACTING

BUDGET #2

PROJECT: **Redwood HS**
PG&E Relocate

LOCATION: **Larkspur CA**

Budget #2
Jan 13 2025

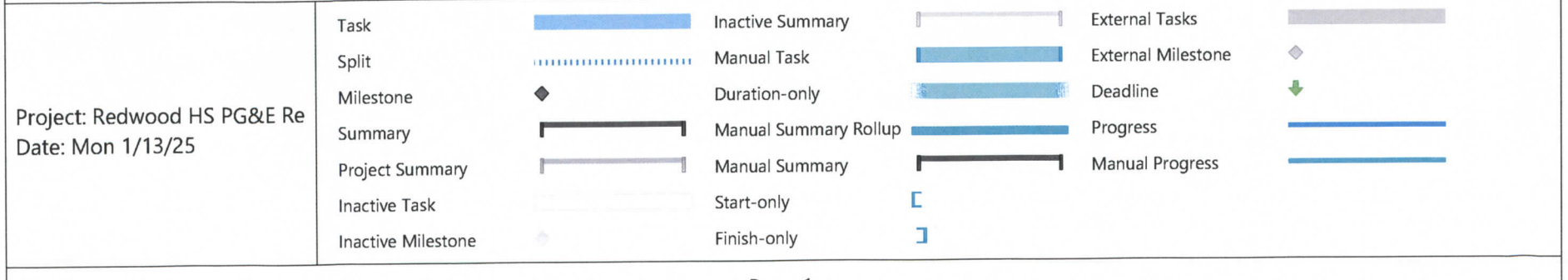
	DIVISION	Quantity	UNIT	Unit Cost		Extension	Division Subtotal
DIVISION 1 :	GENERAL CONDITIONS				/GSF		66,500
						-	
	General Conditions, Supervision, Jobsite Overhead	1	mo	46,000		46,000	
						-	
	Design, Plans, Permits, Fees, Testing, Inspections		nic			-	
						-	
	Private Locating	1	ls	7,500		7,500	
						-	
	Temporary Fencing, Barricades	1	ls	10,000		10,000	
						-	
	Final Cleaning	1	ls	3,000		3,000	
						-	
	Temporary Electrical Use		by owner			-	
	Temporary Water Use		by owner			-	
						-	
						-	
DIVISION 2 :	SITEWORK & Demolition				/GSF	-	102,260
						-	
	Sawcut, remove, trench, offhaul, plate, bed, backfill, patch. Incl off hours. Excludes contaminated soil.	1	ls	48,600		48,600	
						-	
	PG&E Coordination & Assist, Inspections, Conduits, Pull Tape, etc. Incl off hours.	1	ls	35,660		35,660	
						-	
	SWPPP - Limited to erosion control measures (wattles only)	1	allow	8,000		8,000	
						-	
	Dewatering	1	allow	10,000		10,000	
						-	
						-	
DIVISION 3:	CONCRETE		n/a		/GSF	-	-
						-	
						-	
DIVISION 4:	MASONRY		n/a		/GSF	-	-
						-	
						-	
DIVISION 5:	METALS		n/a		/GSF	-	-
						-	
						-	
DIVISION 6:	WOOD AND PLASTICS		n/a		/GSF	-	-
						-	
						-	
DIVISION 7:	THERMAL & MOISTURE PROTECTION		n/a		/GSF	-	-
						-	
						-	
DIVISION 8:	DOORS & WINDOWS		n/a		/GSF	-	-
						-	
						-	
DIVISION 9:	FINISHES		n/a		/GSF	-	-
						-	
						-	
DIVISION 10:	SPECIALTIES		n/a		/GSF	-	-
						-	
						-	
DIVISION 11:	EQUIPMENT		n/a		/GSF	-	-
						-	
						-	
DIVISION 12:	FURNISHINGS		n/a		/GSF	-	-
						-	
						-	
DIVISION 13:	SPECIAL CONSTRUCTION		n/a		/GSF	-	-
						-	
						-	
DIVISION 14:	CONVEYING EQUIPMENT		n/a		/GSF	-	-

						-	
						-	
DIVISION 21: FIRE SUPPRESSION			n/a		/GSF	-	-
						-	
						-	
DIVISION 22: PLUMBING			n/a		/GSF	-	-
						-	
						-	
DIVISION 23: HEATING, VENTILATING, AIR CONDITIONING			n/a		/GSF	-	-
						-	
						-	
DIVISION 26: ELECTRICAL			n/a		/GSF	-	-
						-	
						-	
	TOTAL DIRECT COSTS						168,760
	Construction Contingency @	1.00	ls	15,000			15,000
	Subtotal, Direct Costs						183,760
	Contractor Fee	4.64	%				8,526
	Contractor Liability Insurance	0.65	%				1,250
	Builder's All-Risk (COC) Insurance	0.65	see alts				1,250
	Bonds (0.70%)	0.75	see alts				1,461
	Escalation 2%/year		nic				
	Owner Contingecy		nic				
	TOTAL BUDGET, CONSTRUCTION						196,247

ALTERNATES, ALLOWANCES & CLARIFICATIONS

	For Information Only - Sum of all Alternates						-	

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors
1		**Redwood High School PG&E Relocation Project**	**72 days**	**Mon 1/6/25**	**Mon 4/14/25**	
2		**Bid and Award**	**25 days**	**Mon 1/6/25**	**Fri 2/7/25**	
3		Contractor Pricing	5 days	Mon 1/6/25	Fri 1/10/25	
4		Prepare Contract Amendment	5 days	Mon 1/13/25	Fri 1/17/25	3
5		Award of Contract (Board Action)	1 day	Tue 1/28/25	Tue 1/28/25	
6		Notice of Award	1 day	Wed 1/29/25	Wed 1/29/25	5
7		Contracts/Bonds/Insurance	7 days	Thu 1/30/25	Fri 2/7/25	6
8		**Construction**	**26 days**	**Mon 3/10/25**	**Mon 4/14/25**	
9		Notice to Proceed	1 day	Mon 2/10/25	Mon 2/10/25	
10		Contractor Install new Traffic Rated Pull Box and Conduits to splice points	6 days	Sat 2/15/25	Fri 2/21/25	
11		PG&E Inspection	1 day	Mon 3/24/25	Mon 3/24/25	10FS+20 days
12		PG&E Safe Off and remove Existing Feeders	1 day	Mon 4/7/25	Mon 4/7/25	
13		Contractor Install Final Conduit and Splice to Existing Conduit	1 day	Tue 4/8/25	Tue 4/8/25	12
14		PG&E Pull/Repull Feeders through new conduit	1 day	Wed 4/9/25	Wed 4/9/25	13
15		Contractor Backfill and patch/pave	2 days	Thu 4/10/25	Fri 4/11/25	14
16						
17						
18						



Project: Redwood HS PG&E Re
Date: Mon 1/13/25

Task
Split
Milestone
Summary
Project Summary
Inactive Task
Inactive Milestone
Inactive Summary
Manual Task
Duration-only
Manual Summary Rollup
Manual Summary
Start-only
Finish-only
External Tasks
External Milestone
Deadline
Progress
Manual Progress