TAMALPAIS UNION HIGH SCHOOL DISTRICT
Larkspur, California

Resolution No. 24-20

RESOLUTION SUPPORTING APPROVAL OF PHASE 2, INCREMENT 1 AND INCREMENT 2, GUARANTEED MAXIMUM PRICE FOR THE 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, on December 16, 2024, the Board of Trustees approved the GMP for the Project's Phase 1 Temporary Housing scope of work; and

WHEREAS, currently the District and Lathrop have agreed upon a GMP for the Project's Phase 2, Increment 1 (Selective Demolition and Utilities), and the Phase 2, Increment 2 (Selective Demolition, Shoring and Pad Preparation) scope of work, 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 2 Increment 1 (Selective Demolition and Utilities) and the Phase 2, Increment 2 (Selective Demolition, Shoring and Pad Preparation) scope of work for the Project – DSA No. 01-121488 – 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, Increment 3 Project plans and specifications, the District anticipates issuing a further Amendment to the Lease-Leaseback Agreement with Lathrop finalizing the full GMP based on the Phase 2, Increment 3 scope of work (new construction of two buildings) negotiated GMP, which Resolution for Phase 2, Increment 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 revised partial GMP of **SIX MILLION, TWO HUNDRED FORTY FOUR THOUSAND, ONE HUNDRED AND THIRTY THREE DOLLARS ($6,244,133)** for the Project's Phase 2, Increment 1 (Selective Demolition and Utilities) and Phase 2, Increment 2 (Selective Demolition, Shoring and Pad Preparation) scope of work 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 20th day of May, 2025, by the Board of Trustees of the Tamalpais Union High School District.

AYES: 5

NOES: 0

ABSENT: 0

ABSTAIN: 0

Board Member	Aye	No	Absent	Abstain
Cynthia Roenisch	X			
Jenny Holden	X			
Kevin Saavedra	X			
Ida Times-Green	X			
Emily Uhlhorn	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 May 20, 2025, which Resolution is on file in the office of said Board.

Tara Taupier, Secretary of the Board of Trustees

ATTEST:

President, Board of Trustees

EXHIBIT A
GUARANTEED MAXIMUM PRICE
Phase 2: Increment 1 and Increment 2

Lathrop CONSTRUCTION ASSOCIATES, INC.

4/30/2025

Tamalpais High School
Increment 1: Selective Demolition, Utilities (DSA Approved Set)
Increment 2: Selective Demolition, Shoring and Pad Preparation (DSA Backcheck Set)
GMP

	Bid Pkg #	DESCRIPTION OF SCOPE	RESPONSIBLE ENTITY	INCREMENT 1 & 2 BASE BID	ALTERNATE NO. 1: INCREMENT 3 PARTIAL SCOPE (Related to BP #1, 2, 3, 4 activities only)
		DIRECT CONSTRUCTION COSTS			
1	**1**	ABATEMENT AND BUILDING DEMOLITION	Demolition Services & Grading	$ 395,420	$ 245,187
2	**2**	SHORING	Case Pacific Company	$ 1,054,500	$ 322,300
3	**3**	SHOTCRETE	Dees-Hennessey, Inc.	$ 370,000	$ 204,000
4	**4**	EARTHWORK, SITE DEMOLITION AND UTILITIES	Duran and Venables, Inc.	$ 2,224,000	$ 1,290,000
5	**5**	WATERPROOFING	Alcal Specialty Contracting	$ 155,000	Excluded
6	**6**	ELECTRICAL- Includes Increment 1 Electrical only	R. McClure Electric	$ 248,000	Excluded
6		SWPPP Plan Development, Permit, and QSD Inspections	TBD	$ 31,000	Excluded
7		Temporary construction entrance and tempoary constr. road maintenance	TBD	$ 34,700	Excluded
8		Surveying - Demo limits, building structures, and utilities	TBD	$ 35,000	Excluded
9		DSA required existing structures movement monitoring - 46 weeks	ECS	$ 250,955	Excluded
10		Miscellaneous Work Items excluded from bid packages	LCA	$ 366,136	$ 191,523
11		**SUBTOTAL (Direct Construction Costs only)**		**$ 5,164,711**	**$ 2,253,010**
12		General Conditions (6 month duration less 2 month overlap with Temp. Housing Phase 1)		$ 330,980	Excluded
13		Increment 3: General Conditions (3 month duration - Dec. 18, 2025 to March 19, 2026)		N/A	$ 248,235
14		Developers Fee, 3.25%		$ 178,610	$ 81,290
15		Insurance, 0.92%		$ 52,204	$ 23,759
16		Bonds, 0.72%		$ 44,298	$ 20,269
17		**SUBTOTAL**		**$ 5,770,802**	**$ 2,626,565**
18		Owner Allowance #1: Unforeseen Underground Conditions		$ 100,000	$ 50,000
1		Owner Allowance #2: DSA / Design Approval Modifications		$ 50,000	$ 50,000
19		Owner Allowance #3: Disconnect & Demo @ Removal of Existing Portables		$ 40,000	N/A
20		DSA Existing Conditions Movement Monitoring Contingency (10% of ECS Direct Costs)		$ 25,096	Excluded
21		Construction Contingency (5% of Direct Construction Costs)		$ 258,236	$ 112,651
22		**TOTAL**		**$ 6,244,133**	**$ 2,839,215**

See page 2 for Base Bid Scope Increment 1 & 2 Exclusions / Clarifications and Alternate No. 1 Increment 3 Exclusions / Clarifications

Base Bid Scope Increment 1 & 2 Exclusions / Clarifications:

1 Pre-construction Fees
2 Phase 1 Temporary Housing Scope of Work
3 Power and water usage fees
4 Importing of construction water (i.e. trucking in water for use during construction)
5 Special Inspection / Testing lab costs
6 Contaminated soil removal (none identified in documents)
7 Testing of soil for offsite disposal
8 Lime or cement treatment of existing soil
9 Site security guard
10 Encroachment permit fees
11 Furnishing of OFCI items
12 Soil sterilant, termite control
13 Salvage of donation bricks from plaza
14 Relocation of Existing Modulars (note D on C3-1.1) - to be performed by the District
15 Regulators for gas lines - To be included in future Increment 3 GMP costs
16 Site dewatering - To be included in future Increment 3 GMP costs
17 New Gas lines, as identified in Incr. 1 plans and specs - To be included in future Increment 3 GMP costs
18 Electrical scope and costs is limited to Increment 1 electrical work only
19 Electrical, as identified in Incr. 2 plans and specs. - To be included in future Increment 3 GMP costs
20 CMU site walls, as identified in Incr. 2 plans and specs - To be included in future Increment 3 GMP costs
21 Site concrete work including but not limited to; valley gutters, site walls, curbs, and footings, etc. as identified in Incr. 2 plans and specs - To be included in future Incr. 3 GMP costs
22 WATERPROOFING scope and costs are limited to the shoring walls at the New STEM Buildng "N" only
23 Waterproofing / dampproofing of site concrete walls, as identified in Incr. 2 plans and specs - To be included in future Incr. 3 GMP costs
24 Increment 3 scope of work - Partial Incr. 3 scope included in Alternate No. 1 pricing

Alternate No. 1 Increment 3 Exclusions / Clarifications:

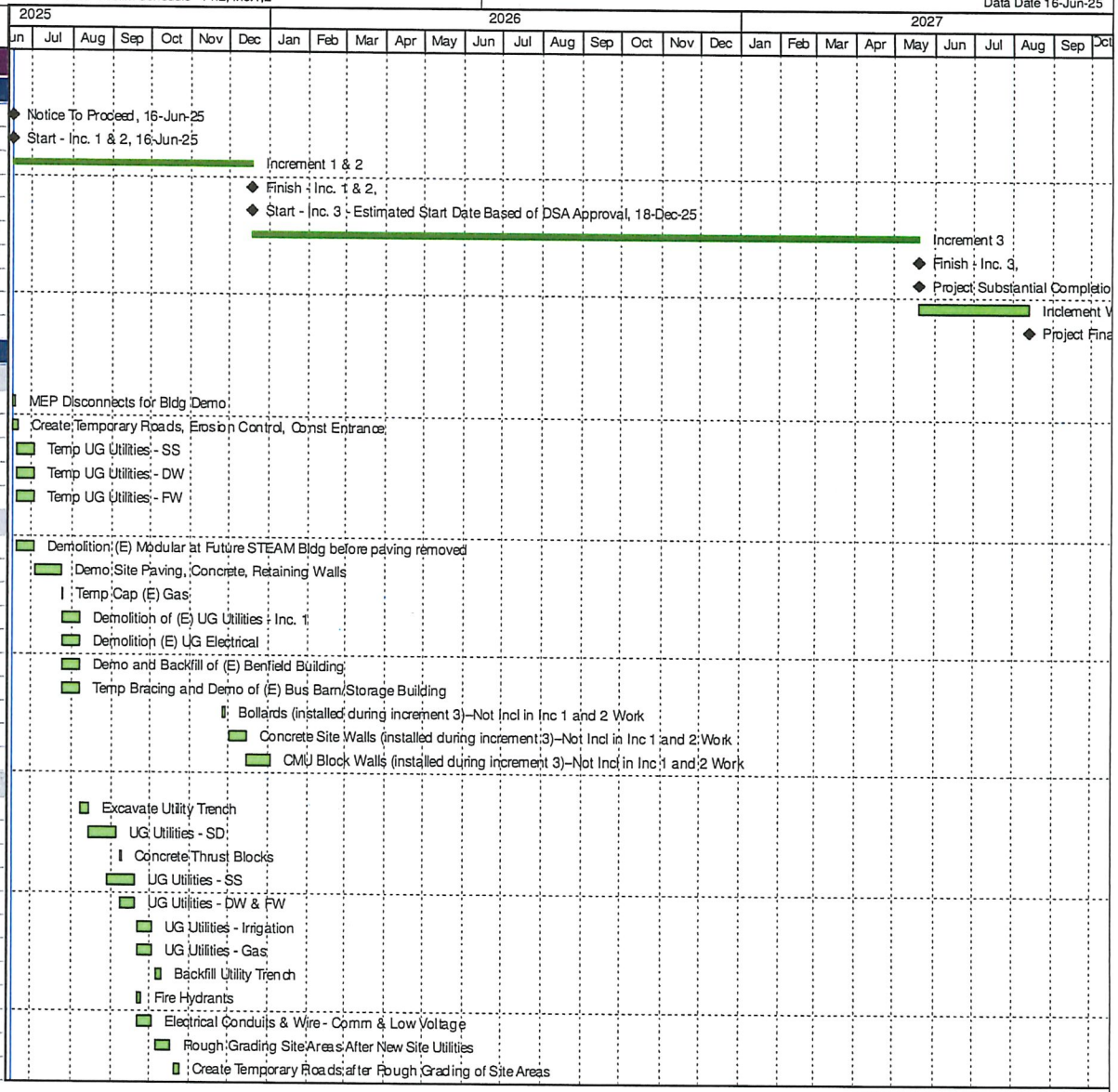
1 Alternate No. 1 Increment 3 costs are based on the following Incr. 3 sheets: (Civil sheets dated 3/14/2024) C3-0.1, C3-1.1, C3-2.1, C3.2-2, C3-2.3, C3-3.1, C3-3.2, C3-3.3, C3-4.1, C3-5.1, C3-6.1, C3-7.1, C3-8.1, C3-8.2, C3-8.3, (Plumbing sheets dated 9/13/2024) P3-1.1, P3-1.2, (Strutural sheets dated 3/10/2025) S3-0.2, S3-1.6, S3-M2.0, S3-M4.2, S3-W2.1, (Electrical sheets dated 9/13/2025) E3-1.0, E3-1.1
2 Base Bid Scope Increment 1 & 2 Exclusions / Clarification Item #s 1 thru 24
3 Alternate No. 1 SHORING scope includes New Music Building "M" and Curved Site Wall
4 Increment 3 costs, except as specifically identified in the Alternate No. 1 Increment 3 breakdown above
5 Plumbing & site gas work identified in Incr. 3 plans and specs - To be included in future Incr. 3 GMP costs
6 Electrical work identified in Inc 3 plans and specs -- To be included in future Incr. 3 GMP costs
7 Site concrete and building concrete as identifed in Incr. 3 plans and specs - To be included in future Incr. 3 GMP costs
8 Landscape and irrigation, as identified in Incr. 3 plans and specs - To be included in future Incr. 3 GMP costs
9 Pavement Markings and Signage, as identified in Incr. 3 plans and specs - To be included in future Incr. 3 GMP costs
10 G3.0.5 bollards, signs, curbs, as identified in Incr. 3 plans and specs - To be included in future Incr. 3 GMP costs
11 Waterproofing at New Curved Site Wall and at New Music Building "M" - To be included in future Incr. 3 GMP costs
12 All waterproofing at foundations, site walls, elevator pit walls, as identified in Incr. 3 plans and specs - To be included in future Incr. 3 GMP costs

Tamalpais High School - Phase 2

Plot - Prelim Schedule - Ph2, Inc.1,2

Data Date 16-Jun-25

Activity Name	Original Duration	Start	Finish
Tamalpais High School - Phase 2	544	16-Jun-25	13-Aug-27
Key Dates & Project Milestones	544	16-Jun-25	13-Aug-27
Notice To Proceed	0	16-Jun-25	
Start - Inc. 1 & 2	0	16-Jun-25	
Increment 1 & 2	130	16-Jun-25	18-Dec-25
Finish - Inc. 1 & 2	0		18-Dec-25
Start - Inc. 3 - Estimated Start Date Based of DSA Approval	0	18-Dec-25	
Increment 3	354	18-Dec-25	19-May-27
Finish - Inc. 3	0		19-May-27
Project Substantial Completion	0		19-May-27
Inclement Weather (60 at Start)	60	19-May-27	13-Aug-27
Project Final Completion	0		13-Aug-27
Increment 1 & 2	445	16-Jun-25	25-Mar-27
Temp Facilities & Temp Utilities	13	16-Jun-25	02-Jul-25
MEP Disconnects for Bldg Demo	3	16-Jun-25	18-Jun-25
Create Temporary Roads, Erosion Control, Const Entrance	5	16-Jun-25	20-Jun-25
Temp UG Utilities - SS	10	19-Jun-25	02-Jul-25
Temp UG Utilities - DW	10	19-Jun-25	02-Jul-25
Temp UG Utilities - FW	10	19-Jun-25	02-Jul-25
Demolition	134	19-Jun-25	02-Jan-26
Demolition (E) Modular at Future STEAM Bldg before paving removed	10	19-Jun-25	02-Jul-25
Demo Site Paving, Concrete, Retaining Walls	15	03-Jul-25	24-Jul-25
Temp Cap (E) Gas	1	25-Jul-25	25-Jul-25
Demolition of (E) UG Utilities - Inc. 1	10	25-Jul-25	07-Aug-25
Demolition (E) UG Electrical	10	25-Jul-25	07-Aug-25
Demo and Backfill of (E) Benfield Building	10	25-Jul-25	07-Aug-25
Temp Bracing and Demo of (E) Bus Barn/Storage Building	10	25-Jul-25	07-Aug-25
Bollards (installed during increment 3)--Not Incl in Inc 1 and 2 Work	2	26-Nov-25	28-Nov-25
Concrete Site Walls (installed during increment 3)--Not Incl in Inc 1 and 2 Work	10	01-Dec-25	15-Dec-25
CMU Block Walls (installed during increment 3)--Not Incl in Inc 1 and 2 Work	10	15-Dec-25	02-Jan-26
UG Utilities	55	08-Aug-25	24-Oct-25
Excavate Utility Trench	5	08-Aug-25	14-Aug-25
UG Utilities - SD	15	15-Aug-25	05-Sep-25
Concrete Thrust Blocks	2	08-Sep-25	09-Sep-25
UG Utilities - SS	15	29-Aug-25	19-Sep-25
UG Utilities - DW & FW	10	08-Sep-25	19-Sep-25
UG Utilities - Irrigation	10	22-Sep-25	03-Oct-25
UG Utilities - Gas	10	22-Sep-25	03-Oct-25
Backfill Utility Trench	5	06-Oct-25	10-Oct-25
Fire Hydrants	3	22-Sep-25	24-Sep-25
Electrical Conduits & Wire - Comm & Low Voltage	10	22-Sep-25	03-Oct-25
Rough Grading Site Areas After New Site Utilities	10	06-Oct-25	17-Oct-25
Create Temporary Roads after Rough Grading of Site Areas	5	20-Oct-25	24-Oct-25



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

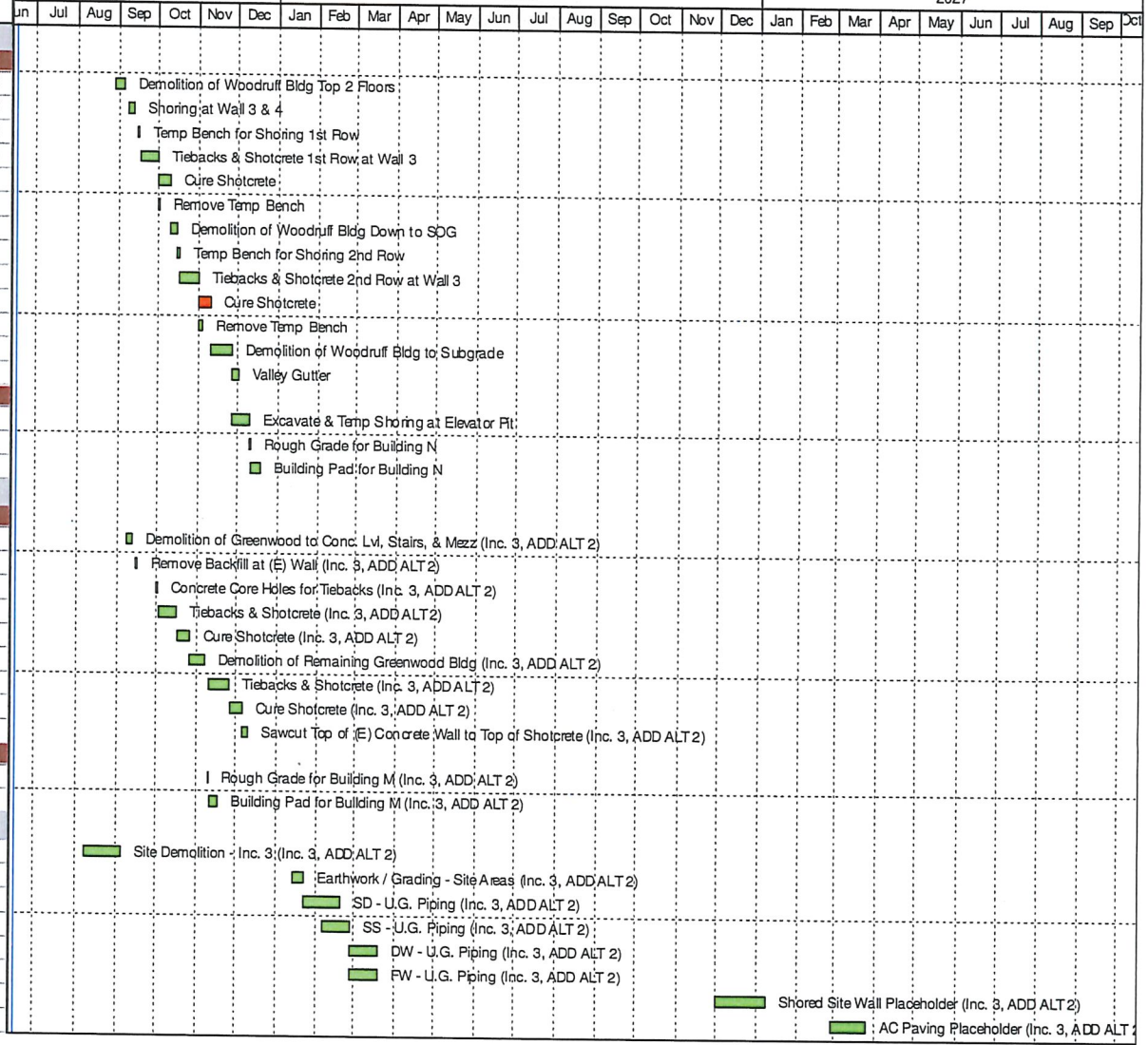
Lathrop CONSTRUCTION ASSOCIATES, INC.

Tamalpais High School - Phase 2

Plot - Prelim Schedule - Ph2, Inc.1,2

Data Date 16-Jun-25

Activity Name	Original Duration	Start	Finish
Building N	77	29-Aug-25	18-Dec-25
Demolition & Shoring	64	29-Aug-25	01-Dec-25
Demolition of Woodruff Bldg Top 2 Floors	5	29-Aug-25	05-Sep-25
Shoring at Wall 3 & 4	5	08-Sep-25	12-Sep-25
Temp Bench for Shoring 1st Row	2	15-Sep-25	16-Sep-25
Tiebacks & Shotcrete 1st Row at Wall 3	10	17-Sep-25	30-Sep-25
Cure Shotcrete	10	01-Oct-25	10-Oct-25
Remove Temp Bench	1	01-Oct-25	01-Oct-25
Demolition of Woodruff Bldg Down to SOG	3	10-Oct-25	15-Oct-25
Temp Bench for Shoring 2nd Row	2	15-Oct-25	17-Oct-25
Tiebacks & Shotcrete 2nd Row at Wall 3	10	17-Oct-25	31-Oct-25
Cure Shotcrete	10	01-Nov-25	10-Nov-25
Remove Temp Bench	1	31-Oct-25	03-Nov-25
Demolition of Woodruff Bldg to Subgrade	10	10-Nov-25	26-Nov-25
Valley Gutter	3	26-Nov-25	01-Dec-25
Earthwork & Building Pad	16	26-Nov-25	18-Dec-25
Excavate & Temp Shoring at Elevator Pit	10	26-Nov-25	10-Dec-25
Rough Grade for Building N	1	10-Dec-25	11-Dec-25
Building Pad for Building N	5	11-Dec-25	18-Dec-25
Building M - Inc. 3, ADD ALT 2	65	08-Sep-25	09-Dec-25
Demolition & Shoring	65	08-Sep-25	09-Dec-25
Demolition of Greenwood to Conc. Lvl, Stairs, & Mezz (Inc. 3, ADD ALT 2)	5	08-Sep-25	12-Sep-25
Remove Backfill at (E) Wall (Inc. 3, ADD ALT 2)	2	15-Sep-25	16-Sep-25
Concrete Core Holes for Tiebacks (Inc. 3, ADD ALT 2)	2	01-Oct-25	02-Oct-25
Tiebacks & Shotcrete (Inc. 3, ADD ALT 2)	10	03-Oct-25	16-Oct-25
Cure Shotcrete (Inc. 3, ADD ALT 2)	10	17-Oct-25	26-Oct-25
Demolition of Remaining Greenwood Bldg (Inc. 3, ADD ALT 2)	10	27-Oct-25	07-Nov-25
Tiebacks & Shotcrete (Inc. 3, ADD ALT 2)	10	10-Nov-25	25-Nov-25
Cure Shotcrete (Inc. 3, ADD ALT 2)	10	26-Nov-25	05-Dec-25
Sawcut Top of (E) Concrete Wall to Top of Shotcrete (Inc. 3, ADD ALT 2)	2	05-Dec-25	09-Dec-25
Earthwork & Building Pad	6	10-Nov-25	17-Nov-25
Rough Grade for Building M (Inc. 3, ADD ALT 2)	1	10-Nov-25	10-Nov-25
Building Pad for Building M (Inc. 3, ADD ALT 2)	5	11-Nov-25	17-Nov-25
Earthwork & UG Utilities - Inc. 3, ADD ALT 2	407	08-Aug-25	25-Mar-27
Site Demolition - Inc. 3 (Inc. 3, ADD ALT 2)	20	08-Aug-25	05-Sep-25
Earthwork / Grading - Site Areas (Inc. 3, ADD ALT 2)	5	14-Jan-26	22-Jan-26
SD - U.G. Piping (Inc. 3, ADD ALT 2)	20	22-Jan-26	19-Feb-26
SS - U.G. Piping (Inc. 3, ADD ALT 2)	15	05-Feb-26	26-Feb-26
DW - U.G. Piping (Inc. 3, ADD ALT 2)	15	26-Feb-26	19-Mar-26
FW - U.G. Piping (Inc. 3, ADD ALT 2)	15	26-Feb-26	19-Mar-26
Shored Site Wall Placeholder (Inc. 3, ADD ALT 2)	25	01-Dec-26*	08-Jan-27
AC Paving Placeholder (Inc. 3, ADD ALT 2)	20	26-Feb-27	25-Mar-27



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

Lathrop Construction Associates, Inc.