TAMALPAIS UNION HIGH SCHOOL DISTRICT
Larkspur, California

Resolution No. 25-17

RESOLUTION SUPPORTING APPROVAL OF THE PHASE 3 GUARANTEED MAXIMUM PRICE FOR THE REDWOOD HIGH SCHOOL FASCD BUILDING REPLACEMENT PROJECT FOR TAMISCAL HS PORTABLE REMOVAL IN THE 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, on January 28, 2025, the Board approved the GMP for the Project's Phase I Underground Electrical Utility Relocation scope of work; and

WHEREAS, on May 20, 2025, the Board approved the Notice of Completion for the Project's Phase I Underground Electrical Utility Relocation scope of work; and

WHEREAS, also on May 20, 2025, the Board approved the GMP for the Project's Phase 2 Increment 1 (Site Improvements and Utilities) and the Phase 2, Increment 2 (New Construction) scope of work; and

WHEREAS, on September 9, 2025, the Board approved Resolution No. 25-02 Accepting the Termination Agreement for the Phase 1 Underground Electrical Utility Relocation scope of work; and

WHEREAS, currently the District and Wright have agreed upon a full GMP for the Phase 3 Portable Removal and Site Restoration for Tamiscal High School on the Redwood High School Site scope of work, a copy of which is attached hereto as **Exhibit "A"**, based on the Lease-Leaseback Agreement terms and conditions; and

WHEREAS, after and contingent upon the Division of the State Architect's ("DSA") approval of the Phase 4 Project plans and specifications, the District anticipates issuing a further Amendment to the Lease - Leaseback Agreement with Wright finalizing a GMP based on the Phase 4 scope of work (new construction of Multi-Purpose Eating Area) negotiated GMP, which Resolution for Phase 4 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 full GMP of **TWO HUNDRED FORTY NINE THOUSAND, TWO HUNDRED TWELVE DOLLARS AND 00/100 DOLLARS ($249,212.00)** for the Phase 3 Portable Removal and Site Restoration scope of work 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 16th day of June, 2026, by the following vote:

AYES: 4

NOES: 0

ABSENT: 1

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, Dr. Courtney Goode, 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 June 16, 2026, which Resolution is on file in the office of said Board.

Dr. Courtney Goode, Secretary of the Board of Trustees

ATTEST:

Cynthia Roenisch, President of the Board of Trustees

CONSTRUCTION COSTS SUMMARY

EXHIBIT A

PROJECT: Tamiscal HS Portables
LOCATION: 305 Doherty Dr, Larkspur, CA 94939
ARCHITECT: N/A

WRIGHT CONTRACTING

GROSS SF: -

DATE: 5/15/2026

	COST DETAIL	QUANTITY		UNIT COST	COST	TOTAL
DIVISION 02:	**EXISTING CONDITIONS**					**45,456**
02 00 00	Demo concrete walkways and AC paving at portables	1	LS	$ 39,847.50	39,848	
	Demo Bollards	1	LS	$ 5,608.55	5,609	
					-	
DIVISION 03:	**CONCRETE**					**27,000**
03 30 00	6' wide pedestrian concrete walkway along existing portable (5" concrete, #4 rebar at 18" oc, 1 lbs lamp black, broom finish)	1	LS	$ 27,000.00	27,000	
	Vertical curb islands			incl. above	-	
DIVISION 04:	**MASONRY**					**-**
					-	
DIVISION 05:	**METALS**					**-**
					-	
DIVISION 06:	**WOOD, PLASTICS, AND COMPOSITES**					**-**
					-	
DIVISION 07:	**THERMAL AND MOISTURE PROTECTION**					**-**
					-	
DIVISION 08:	**OPENINGS**					**-**
					-	
DIVISION 09:	**FINISHES**					**-**
					-	
DIVISION 10:	**SPECIALTIES**					**-**
					-	
DIVISION 11:	**EQUIPMENT**					**-**
					-	
DIVISION 12:	**FURNISHINGS**					**-**
					-	
DIVISION 13:	**SPECIAL CONSTRUCTION**					**-**
					-	
DIVISION 14:	**CONVEYING EQUIPMENT**					**-**
					-	
DIVISION 21:	**FIRE SUPPRESSION**					**-**
					-	
DIVISION 22:	**PLUMBING**					**-**
					-	
DIVISION 23:	**HEATING, VENTILATION, AND AIR CONDITIONING**					**-**
					-	
DIVISION 26:	**ELECTRICAL**					**16,689**
26 00 00	Safe off power feeds and clean up overhead	1	LS	$ 9,875.00	9,875	

CONSTRUCTION COSTS SUMMARY

PROJECT: Tamiscal HS Portables
LOCATION: 305 Doherty Dr, Larkspur, CA 94939
ARCHITECT: N/A

WRIGHT CONTRACTING

GROSS SF: -
DATE: 5/15/2026

	COST DETAIL	QUANTITY			UNIT	COST	TOTAL
	Safe off Fire Alarm, Remove from FA panel, remove overhead feeds	1	LS	$	3,176.00	3,176	
	Safe off Tele/Data, pull back cabling to IDF and disconnect	1	LS	$	3,638.00	3,638	
	PA, AV and Security cabling removal (devices to be disconnected by owner)					-	
DIVISION 27:	**COMMUNICATIONS**						-
						-	
DIVISION 28:	**ELECTRONICS SAFETY AND SECURITY**						-
						-	
DIVISION 31:	**EARTHWORK**						144,576
31 00 00	Patch Paving, concrete sidewalk prep, and new striping	1	LS	$	144,575.70	144,576	
						-	
						-	
DIVISION 32:	**EXTERIOR IMPROVEMENTS**						-
						-	
DIVISION 33:	**UTILITIES**						-
						-	
	TOTAL DIRECT CONSTRUCTION COSTS						233,721
	CONTINGENCY						-
	GENERAL CONDITIONS					**INCL. IN PHASE 2**	-
	Contractor Fee					**4.64%**	10,845
	Contractor Liability Insurance					**0.60%**	1,467
	Builder's All-Risk (COC) Insurance					**0.60%**	1,467
	Bonds					**0.70%**	1,712
	TOTAL CONSTRUCTION COSTS						249,212

Exhibit A
Resolution No. 25-17

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors
1		**Tamiscal Portable Removal Schedule**	**41 days**	**Fri 6/12/26**	**Fri 8/7/26**	
2		Last Day of School	1 day	Fri 6/12/26	Fri 6/12/26	
3		District Move Out	5 days	Mon 6/15/26	Fri 6/19/26	2
4		Disconnect Electrical/LV	5 days	Mon 6/15/26	Fri 6/19/26	3SS
5		Flatwork Demo	8 days	Wed 6/17/26	Fri 6/26/26	3SS+2 days
6		Mobile Modular Dismantle and Remove Portables (By Mobile Modular)	5 days	Mon 6/22/26	Fri 6/26/26	4
7		Restoration Work	30 days	Mon 6/29/26	Fri 8/7/26	6

'26 | T | W | T | F | S | Apr 19, '26 | S | M | T | W | T | F | S

Project: Tamiscal Portable Remo
Date: Thu 6/4/26

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

Exhibit A
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