TAMALPAIS UNION HIGH SCHOOL DISTRICT
Larkspur, California

Resolution No. 26-06

RESOLUTION FINDING ALTEN CONSTRUION, LLC, AS THE BEST VALUE TO THE SCHOOL DISTRICT AND APPROVING AWARD OF THE LEASE-LEASEBACK AGREEMENT WITH ALTEN CONSTRUCTION, LLC

WHEREAS, the Tamalpais Union High School District ("District") is currently undertaking a project known as the Archie Williams High School Performing Arts Center Modernization and Expansion Project ("Project"); and

WHEREAS, on October 10, 2023, the District's Board of Trustees ("Board") adopted Resolution 23-05, regarding required procedures and guidelines ("Best Value Methodology") for evaluating the qualifications of proposers that ensure the best value selections by the District are conducted in a fair and impartial manner pursuant to Education Code section 17406; and

WHEREAS, the District incorporated the Best Value Methodology in a Request for Qualifications and Proposals (RFQ/P #114) for the Project, identifying evaluation criteria, which was advertised in a local periodical/newspaper and in local construction trades once a week for two weeks; and

WHEREAS, a Selection Committee comprised of District staff and District consultants, reviewed proposals for the Project submitted in response to RFQ/P #114 in accordance with the adopted Best Value Methodology and taking into consideration the proposers' demonstrated competence and professional qualifications necessary for the satisfactory performance of the services required; and

WHEREAS, after consideration of all of the proposals and interviews and based upon the information provided by the prospective contractors, the District evaluated and the Board hereby approves award of the Site Lease and Facilities Lease ("Lease-Leaseback Agreement") to Alten Construction, LLC, who was the highest ranked respondent according to the adopted Best Value Methodology, for the Project; and

WHEREAS, Alten Construction, LLC has been prequalified pursuant to Public Contract Code section 20111.6; and

WHEREAS, Education Code section 17406 provides that the school district governing board shall issue a written decision supporting its contract award and stating the basis of the award; and

WHEREAS, attached hereto as **Exhibit "A"** to this Resolution is Alten Construction, LLC's evaluation findings supporting the Board's award of the Lease-Leaseback Agreement to Alten Construction, LLC for the Project.

THEREFORE, IT IS RESOLVED that the Board of Trustees of the Tamalpais Union High School District hereby determines, and finds the following:

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

Section 2. That the District complied with the procedure set forth in Education Code section 17406, the Best Value Methodology adopted by the District and the Request for Qualifications and Proposals issued by the District.

Section 3. That Alten Construction, LLC provided the proposal with the best value to the District, taking into consideration the proposer's demonstrated competence and professional qualifications necessary for the satisfactory performance of the services required.

Section 4. That, based on the foregoing, it is in the best interest of the District to award the Lease-Leaseback Agreement to Alten Construction, LLC for the Project.

Section 5. That the Superintendent, or designees, are authorized to enter into the Lease-Leaseback Agreement with Alten Construction, LLC, to negotiate and finalize the Guaranteed Maximum Price (GMP) and any amendments, and to take any and all actions 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 17th day of November, 2026, by the following vote:

AYES: 4

NOES: 0

ABSENT: 0

ABSTAIN: 0

Board Member	Aye	No	Absent	Abstain
Cynthia Roenisch	X			
Ida Green	X			
Jennifer Holden	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 of November 17, 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

EXHIBIT "A"

FINDINGS REGARDING THE AWARD OF THE LEASE-LEASEBACK AGREEMENT FOR ARCHIE WILLIAMS HIGH SCHOOL PERFORMING ARTS CENTER MODERNIZATION AND EXPANSION PROJECT

WHEREAS, Alten received a "*Pass*" designation for Conflict of Interest; and

WHEREAS, Alten received a "*Pass*" designation for Safety; and

WHEREAS, Alten received a "*Pass*" designation for Form of Agreement; and

WHEREAS, Alten received *26* out of *26* points for Technical Expertise; and

WHEREAS, Alten received *20* out of *22* points for Price Points; and

WHEREAS, Alten received *16* out of *16* points for Staffing; and

WHEREAS, Alten received *7* out of *7* points for Schedule/Liquidated Damages; and

WHEREAS, Alten received *7* out of *7* points for Claims/Litigation; and

WHEREAS, Wright's overall combined score was ***76*** out of ***78*** points, based on RFQ/P #114 evaluation criteria, which was the greatest number of points in accordance with the methodology described in RFQ/P #114, and was ranked as the "*Best Value*" to the District out of six (6) proposals submitted.