



**RESOLUTION NO. 2023/24-59**

**Date: April 24, 2024**

**RESOLUTION APPROVING LEASE-LEASEBACK CONTRACTS WITH ARNTZ BUILDERS, INC. FOR THE DISTRICT OFFICE AND EDUCATION CENTER- CENTRAL RECEIVING WAREHOUSE**

**WHEREAS**, the Santa Rosa Elementary School District (“Elementary District”) is a California public school district subject to the California Education Code;

**WHEREAS**, the Santa Rosa High School District (“High School District”) is a California public school district subject to the California Education Code;

**WHEREAS**, the Elementary & High School Districts are governed by a common administration collectively referred to as Santa Rosa City Schools;

**WHEREAS**, the Elementary & High School Districts owns real property known as Santa Rosa District Office and Education Center, located at 211 Ridgway Avenue, Santa Rosa, California 95401 (“Site”);

**WHEREAS**, the Elementary District & High School District desires to replace the existing warehouse with a new Central Receiving Warehouse & relocation of Data Center (“Project”);

**WHEREAS**, the Elementary & High School District developed and issued a Request for Proposals (“RFP”), which sought proposals from prequalified entities to perform the work. The RFP provided detailed information regarding the Elementary & High School District’s Project, and identified the criteria and methodology the District would consider in evaluating the proposals and qualifications of the proposers to determine which would provide the best value;

**WHEREAS**, the Elementary & High School District received proposals from contractors in response to its RFP. Based upon the information provided by the prospective contractors, the Elementary District evaluated the proposals to determine which contractor would provide the Elementary District with the best value, taking into consideration their demonstrated competence and professional qualifications necessary for the satisfactory performance of the services required for the Project;

**WHEREAS**, the Elementary & High School District has reviewed responses to the RFP and determined that Arntz Builders, Inc.’s (“Arntz”) proposal will provide the best value for the Elementary & High School District, considering price, experience, safety record, and the other criteria identified in the RFP;

**WHEREAS**, the Elementary & High School District scored the proposals and determined that Arntz had the highest score and was the best value contractor; and

**WHEREAS**, the Elementary & High School District's staff and legal counsel, and Arntz have developed a mutually agreeable contract embodied in the Site Lease and the Facilities Lease now being presented.

**NOW, THEREFORE**, the Board of Education of the Santa Rosa City Schools does hereby resolve, determine, and order as follows:

**Section 1. Recitals.** All of the recitals above are true and correct.

**Section 2. Determination and Basis for Award.** Arntz proposal provides the best value to the Elementary & High School District, taking into consideration Arntz demonstrated competence and professional qualifications necessary for the satisfactory performance of the services required for the Project. This is the basis of the award.

**Section 3. Best Interest Determination.** The Site Lease and the Facilities Lease are in the best interest of the Elementary & High School District.

**Section 4. Contract Approval.** The Site Lease and Facilities Lease presented are hereby ratified and approved subject to any necessary revisions approved by staff and legal counsel.

**Section 5. Authority to Execute.** The Elementary & High School District's Superintendent, or her designee, is hereby authorized to execute and deliver the Site Lease and the Facilities Lease and take any other actions necessary to affect the intent of this resolution and begin work on the Project.

**Section 6. Effective Date.** The Resolution shall take effect upon adoption.

**PASSED AND ADOPTED**, by the Board of Education of the Santa Rosa City Schools on April 24, 2024, by the following vote:

YEAS:  
NOES:  
ABSENT:  
ABSTAIN:

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President  
Board of Education, Santa Rosa City Schools

Attest:

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Clerk  
Board of Education, Santa Rosa City Schools