



RESOLUTION NO. 2024/25-03

Date: August 28, 2024

**RESOLUTION APPROVING LEASE-LEASEBACK CONTRACTS WITH HOLLY
CONSTRUCTION, INC., CONTRACTING FOR THE SANTA ROSA HIGH SCHOOL PILOT
MODERNIZATION PROJECT**

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 High School District owns real property known as Santa Rosa High School, 1235 Mendocino Ave, Santa Rosa, CA 95401 (“Site”);

WHEREAS, the High School District desires to Modernize Classrooms 211 & 215 at the site (“Project”);

WHEREAS, the 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 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 High School District received proposals from contractors in response to its RFP. Based upon the information provided by the prospective contractors, the High School District evaluated the proposals to determine which contractor would provide the High School 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 High School District has reviewed responses to the RFP and determined that the Holly Construction, Inc. (Holly) proposal will provide the best value for the High School District, considering price, experience, safety record, and the other criteria identified in the RFP;

WHEREAS, the High School District scored the proposals and determined that Holly had the highest score and was the best value contractor; and

WHEREAS, the High School District's staff and legal counsel, and Holly 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. Holly's proposal provides the best value to the High School District, taking into consideration Holly's 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 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 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 August 28, 2024, by the following vote:

YEAS:
NOES:
ABSENT:
ABSTAIN:

Roxanne McNally, Clerk of the Board