

**Resolution of Davis Joint Unified School District  
RESOLUTION SUPPORTING AWARD OF LEASE-  
LEASEBACK AGREEMENTS  
RESOLUTION NO. 38-21**

**WHEREAS**, the Davis Joint Unified School District ("District") is currently undertaking its second group of projects as a part of the Measure M Bond Program known as the César Chávez, North Davis, Willett Elementary Schools Multipurpose Buildings ("Project");

**WHEREAS**, on September 19, 2019, the District's Board of Education ("Board") adopted Resolution No. 28-20, adopting and publishing required procedures and guidelines ("Best Value Methodology") for evaluating the qualifications of proposers on the Projects to ensure the best value selections by the District are conducted in a fair and impartial manner pursuant to Education Code section 17406;

**WHEREAS**, the District incorporated the Best Value Methodology for the Project in a Request for Qualifications and Proposals ("RFQ/P"), which was advertised in the Davis Enterprise and California Builder's Exchanges once a week for two weeks, commencing on October 30, 2020, and again on November 4, 2020;

**WHEREAS**, attached hereto as **Exhibit "A"** is a copy of the Proof of Publication;

**WHEREAS**, District staff, in conjunction with District consultants, have reviewed proposals for the Project submitted in response to the Request for Qualifications and Proposals issued on October 28, 2020 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;

**WHEREAS**, after consideration of all of the proposals for the César Chávez, North Davis, Willett Multipurpose Building Project, the Board hereby determines that Landmark Modernization Contractors dba Landmark Construction ("Landmark") was ranked as the best value for the Cesar Chavez, North Davis and Willett Multipurpose Buildings Project;

**WHEREAS**, Landmark has been prequalified pursuant to Education Code section 17406, Public Contract Code section 20111.6 and the RFQ/P requirements; and

**WHEREAS**, attached hereto as **Exhibit "B"** is a copy of the written findings of the Board supporting the Board's best value determination for each of the Projects.

**NOW THEREFORE**, the Davis Joint Unified School District Board of Education hereby resolves, determines, and finds the following:

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

**Section 2.** That the District's use of Lease-Leaseback delivery method for the Project is consistent with the Board's adoption of Resolution No. 28-20.

**Section 3.** 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 4.** That Landmark provided the best value to the District for the César Chávez, North Davis, Willett Multipurpose Building Project, taking into consideration the proposer's demonstrated competence and professional qualifications necessary for the satisfactory performance of the services required.

**Section 5.** That, based on the foregoing, it is in the best interest of the District to negotiate Lease-Leaseback Agreements with Landmark for the César Chávez, North Davis, Willett Multipurpose Building Project.

**Section 6.** That the Superintendent and designee(s) are authorized and directed 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.

Adopted this 21<sup>st</sup> day of the month of January in 2021.

AYES:

NOES:

ABSENT:

ABSTENTIONS:

By: \_\_\_\_\_

Joe DiNunzio

President, Governing Board of the  
Davis Joint Unified School District

ATTEST: \_\_\_\_\_

John Bowes, Ed. D.

Secretary, Governing Board of the  
Davis Joint Unified School District

**EXHIBIT A****PROOF OF PUBLICATION****THE DAVIS  
enterprise**

PROOF OF PUBLICATION  
(2015.5 C.C.P.)

Davis Joint Unified School District  
Attn: Maureen Poole - Facilities Specialist  
1919 5<sup>th</sup> Street  
Davis, CA 95616

STATE OF CALIFORNIA  
County of Yolo

I am a citizen of the United States and a resident of the County aforesaid; I'm over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am principal clerk of the printer at the Davis Enterprise, 315 G Street, a newspaper of general circulation, printed and published Monday, Wednesday, and Friday, in the City of Davis, County of Yolo, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court to the County of Yolo, State of California, under the date of July 14, 1952, Case Number 12680; that the notice, of which the annexed is a printed copy (set in type no smaller than non-pareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

**October 30, November 4**

All in the year **2020**.

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Davis, California, this **4th** day of  
**November, 2020**

*Shawn Collins*

Shawn Collins  
Legal Advertising Clerk

Proof of Publication  
PUBLIC NOTICE  
#1032

**PUBLIC NOTICE**

**DAVIS JOINT UNIFIED SCHOOL DISTRICT  
REQUEST FOR QUALIFICATIONS AND  
PROPOSALS  
LEASE-LEASEBACK CONSTRUCTION  
SERVICES  
RFQ/P #02-2021**

Davis Joint Unified School District ("District") is seeking proposals from qualified persons, firms, partnerships, corporations, associations, or professional organizations to provide design, constructability review, value engineering, master scheduling, cost estimating, budgeting, and construction services for the development and construction for the following project, in accordance with the lease-leaseback structure set forth in Education Code section 17406 et seq:

**Cesar Chavez Elementary School, North Davis Elementary School, and Willett Elementary Multi-Purpose Building Projects  
RFQ/P #02-2021**

The Request for Qualifications and Proposals ("RFQ/P"), which includes instructions for its completion, is available from the District's website at the following link: [https://djusd.net/departments/capital\\_operations/capital\\_improvement](https://djusd.net/departments/capital_operations/capital_improvement). Respondents to this RFQ/P shall submit a completed Statement of Qualifications ("SOQ") along with the Proposal (collectively "RFQ/P Packet"). Respondents must transmit their RFQ/P packet by **email attachment in pdf format** conforming to the requirements of this RFQ/P to:

**DAVIS JOINT UNIFIED SCHOOL DISTRICT**  
1919 Fifth Street Davis, CA 95616  
ATTN: David Burke, Director of Capital Operations  
RE: RFQ/P #02-2021  
Dburke@djusd.net

**ALL RESPONSES ARE DUE BY 4:00 P.M. ON Thursday, November 19, 2020.** Oral, telegraphic, facsimile, or telephone RFQ/P Packets will not be accepted. RFQ/P Packets received after this date and time will not be accepted.

A mandatory informational meeting will be conducted on **Thursday, November 5, 2020 at 1:00 P.M.** This will be a virtual meeting. A link to the meeting will be provided on the District's website at: [https://djusd.net/departments/capital\\_operations/capital\\_improvement](https://djusd.net/departments/capital_operations/capital_improvement). Interested parties are required to visit the Chavez, North Davis, Willett Elementary School on **Thursday, November 5, 2020** between 2:00 P.M. and 4:00 P.M. meeting at the front parking lot of Cesar Chavez Elementary School to be escorted through campus and then to the remaining campuses. Signature of your firm's representative on the Site Visit Log is required.

Questions regarding this RFQ/P may be directed to William Savidge, by email to [wsavidge@k12schoolfacilities.org](mailto:wsavidge@k12schoolfacilities.org), and must be submitted on or by **4:00 P.M. on Thursday, November 12, 2020**.

All respondents must have already been prequalified by the District in accordance with Public Contract Code, § 20111.6. First tier electrical, mechanical and plumbing subcontractors are required by Public Contract Code, §20111.6 and must be prequalified prior to subcontractor bids are submitted. Prequalification applications are available at the District's website address noted above. Contractors of all tiers must be currently registered and qualified to perform public work pursuant to Labor Code, § 1725.5.  
10/30, 11/4

1032

**EXHIBIT B**

**FINDINGS REGARDING THE AWARD OF THE LEASE-LEASEBACK AGREEMENTS FOR  
THE CÉSAR CHÁVEZ, NORTH DAVIS, WILLETT MULTIPURPOSE BUILDINGS  
PROJECT**

**WHEREAS**, Landmark Modernization Contractors dba Landmark Construction followed document format direction and included requested document attachments as described by the Request for Qualifications/Proposals; and

**WHEREAS**, Landmark Modernization Contractors dba Landmark Construction received 96.88 out of 100 points for price and price points awarded; and

**WHEREAS**, Landmark Modernization Contractors dba Landmark Construction received 40 out of 50 points for technical expertise and relevant experience with like projects; and

**WHEREAS**, Landmark Modernization Contractors dba Landmark Construction received 30 out of 30 points for presentation of their specific team and the team's demonstrated project understanding in response at Interview;

**WHEREAS**, Landmark Modernization Contractors dba Landmark Construction received 20 out of 30 points for their past experience with alternative project delivery methods and collaboration with design and owner teams;

**WHEREAS**, Landmark Modernization Contractors dba Landmark Construction received 14.17 out of 15 points for their experience with accelerated project schedules and early delivery dates;

**WHEREAS**, Landmark Modernization Contractors dba Landmark Construction received 15 out of 15 points for their project management and staffing approach;

**WHEREAS**, Landmark Modernization Contractors dba Landmark Construction received 5.63 out of 10 points for their safety record; and

**WHEREAS**, Landmark Modernization Contractors dba Landmark Construction's overall combined score was 221.51 out of 250 points based on RFQ/P evaluation criteria, which was the greatest number of points in accordance with the methodology described in the RFQ/P, and was ranked as the best value to the District out of four proposals submitted from short-listed firms.

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