

BEFORE THE BOARD OF EDUCATION OF THE LODI UNIFIED SCHOOL DISTRICT OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA

**RESOLUTION NO. 2024-152
SUPPORTING AWARD OF LEASE-LEASEBACK AGREEMENT FOR THE
LODI MIDDLE SCHOOL MODULAR CLASSROOMS & MPR INC 3
PROJECT NO. 0949-8249-440-19**

WHEREAS, the Lodi Unified School District (“District”) is currently undertaking a project known as the Lodi Middle School Modular Classrooms and MPR Inc 3 Project No. 0949-8249-440-19 (“Project”);

WHEREAS, the District’s Board of Education (“Board”) adopted a resolution that adopted and published required procedures and guidelines (“Best Value Methodology”) for evaluating the qualifications of proposers 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 in a Request for Qualifications and Proposals (“RFQ/P”), which was advertised in a newspaper and trade paper of general circulation once a week for two weeks;

WHEREAS, District staff, in conjunction with District consultants, have reviewed proposals submitted in response to the RFQ/P, 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, the Board hereby awards the Site Lease and Facilities Lease (“Lease-Leaseback Agreement”) for the Project to JL Construction (“JL”), who was the highest ranked respondent according to the adopted Best Value Methodology;

WHEREAS, JL has been prequalified pursuant to Public Contract Code section 20111.6;

WHEREAS, Education Code section 17406 provides that a school district’s 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”** is a copy of the written findings of the Board supporting the Board’s award of the Lease-Leaseback Agreement for the Project to JL.

NOW, THEREFORE, the Lodi 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 complied with the procedure set forth in Education Code section 17406, the Best Value Methodology adopted by the District, and the RFQ/P issued by the District.

Section 3. That JL provided 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 for the Project to JL.

Section 5. That the Superintendent and her designees are authorized to enter into the Lease-Leaseback Agreement with JL, to negotiate and finalize the Guaranteed Maximum Price 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 this 17 day of December 2024, by the following vote of the Board of Education of the Lodi Unified School District:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

Clerk of the Board of Education

President of the Board of Education

EXHIBIT "A"

**FINDINGS REGARDING THE AWARD OF THE LEASE-LEASEBACK AGREEMENT
FOR THE LODI MIDDLE SCHOOL MODULAR CLASSROOMS AND MPR INC 3**

WHEREAS, JL passed the Conflict of Interest;

WHEREAS, JL passed the Safety Record;

WHEREAS, JL passed the Comments to Form of Agreement;

WHEREAS, JL received 21 points out of 26 points for Technical Expertise;

WHEREAS, JL received 17 points out of 22 points for Price Points;

WHEREAS, JL received 14 points out of 16 points for Staffing;

WHEREAS, JL received 7 points out of 7 points for Schedule/Liquidated Damages;

WHEREAS, JL received 7 points out of 7 points for Claims/Litigation;

WHEREAS, JL overall combined score was 66 out of 78 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 three proposals submitted.