



CAMBRIAN SCHOOL DISTRICT

Board of Trustees

Resolution No. 22-23-08

SUPPORTING AWARD OF DESIGN BUILD MODULAR AGREEMENT

WHEREAS, the Board of Trustees (“Board”) of the Cambrian School District (“District”) desires to undertake Design-Build modular building projects (“DB Modular Building Projects”) in accordance with applicable law;

WHEREAS, under Education Code section 17250 et. seq., the District must award Projects based on a competitive solicitation process to the proposer providing 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;

WHEREAS, on June 16, 2022 the Board of Trustees adopted Resolution No. #21-22-10, adopting and publishing required procedures and guidelines (“Best Value Methodology”) for evaluating the qualifications of proposers on the project to ensure the best value selections by the District are conducted in a fair and impartial manner pursuant to Education Code section 17250;

WHEREAS, the District incorporated the Best Value Methodology’s in a Request for Qualifications which was advertised in the San Jose Mercury News for two consecutive weeks, commencing on July 8, 2022 and completed on July 22, 2022.;

WHEREAS, the RFQ was also advertised in the Construction Bidboard, Dodge Data & Analytics, Bay Area Builders Exchange, and Builders’ Exchange of Santa Clara County;

WHEREAS, hereto as Exhibit “A;” is the copy of the Proof of Publication;

WHEREAS, two respondents, Meehleis Modular, Inc., and JL Construction, Inc. submitted qualifications.

WHEREAS, District staff, in conjunction with District consultants, reviewed qualifications for the project on July 20, 2022 and selected both respondents to be qualified and be approved to submit proposals,

WHEREAS, the District issued a Request for Proposals (RFP) on August 23, 2022 to the two respondents and amended the RFP on September 9, 2022 and provided the amended RFP to the two respondents;

WHEREAS, the District received proposals from both respondents on September 15, 2022.

WHEREAS, District staff, in conjunction with District consultants, reviewed the proposals submitted in response to the RFP and scored them in accordance with the Best Value Methodology and taking into consideration the proposers’ cost, demonstrated competence and professional qualifications necessary for the satisfactory performance of the services required;

WHEREAS, after consideration of the proposals, the Board hereby awards the Design Build Agreement to JL Construction, Inc., who was the highest ranked respondent according to the adopted Best Value Methodology for the project;

WHEREAS, Education Code sections 17250 provides that the school district’s governing board shall issue a written decision supporting its contract award and stating in detail the basis of the award; and

WHEREAS, attached hereto as Exhibit “B” is a copy of the written findings of the Board supporting the Board’s award of the Design Build Agreement to JL Construction, Inc. for the Projects.

NOW THEREFORE, the Governing Board of the Cambrian School District hereby finds, determines, declares, orders and resolves as follows:

- Section 1.** That the above recitals are true and correct.
- Section 2.** That the District complied with the procedure set forth in Education Cost section 17250 et. seq.
- Section 3.** That JL Construction, Inc. provided the best value to the District for the Project, taking into consideration the proposer’s demonstrated competence and professional qualifications necessary for the satisfactory performance of the service required.
- Section 4.** That, based on the foregoing, it is in the best interest of the District to award the Design Build Agreement to JL Construction, Inc. for the project.
- Section 5.** That the District’s Superintendent, or designee, is authorized and directed to take any and all actions that are necessary to finalize and enter into the Design Build Agreement with JL Construction Inc. in the amount of \$12,541,000 to design and build the increment 2 component of the project.
- Section 6.** That the overall budget for the entire project is hereby increased from \$19,200,000 to \$23,500,000 to complete all of the increment 1 and increment 2 scope of the project.

APPROVED, PASSED AND ADOPTED by the Board of Trustees of the Cambrian School District of the Santa Clara County, State of California, on this 6th day of October 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Carol Presunka, President
Cambrian School District

Donald Rocha, Clerk of Board
Cambrian School District

San Jose Mercury News

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3835426

RGM KRAMER, INC.
4020 MOORPARK AVE., #220
ATTN: CHERYL DEMEYER
SAN JOSE, CA 95117

**PROOF OF PUBLICATION
IN THE CITY OF SAN JOSE
IN THE STATE OF CALIFORNIA
COUNTY OF SANTA CLARA**

FILE NO. Bid - Cambrian School District

In the matter of

San Jose Mercury News

The undersigned, being first duly sworn, deposes and says: That at all times hereinafter mentioned affiant was and still is a citizen of the United States, over the age of eighteen years, and not a party to or interested in the above entitled proceedings; and was at and during all said times and still is the principal clerk of the printer and publisher of the San Jose Mercury News, a newspaper of general circulation printed and published daily in the City of San Jose, County of Santa Clara, State of California as determined by the court's decree dated June 27, 1952, Case Numbers 84096 and 84097, and that said San Jose Mercury News is and was at all times herein mentioned a newspaper of general circulation as that term is defined by Sections 6000; that at all times said newspaper has been established, printed and published in the said County and State at regular intervals for more than one year preceding the first publication of the notice herein mentioned. Said decree has not been revoked, vacated or set aside.

I declare that the notice, of which the annexed is a true printed copy, has been published in each regular or entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

07/08/2022, 07/13/2022

Dated at San Jose, California
July 15, 2022

I declare under penalty of perjury that the foregoing is true and correct.



Principal clerk of the printer and publisher of the San Jose Mercury News

Legal No.

0006682497

NOTICE TO DESIGN BUILD ENTITIES

NOTICE IS HEREBY GIVEN that the Board of Trustees of the Cambrian School District invites Design Build Entities (DBE) by Education Code Section 17250.25(b) to complete and submit a Prequalification Questionnaire and Statement of Qualifications for the design, construction, and DSA certification of the Increment 2 Permanent Modular Building Project ("Project") at the following four (4) school sites: (a) Price Middle School, 2650 New Jersey Avenue, San Jose, CA 95124; (b) Farnham Elementary School, 2800 New Jersey Avenue, San Jose, CA 95124; (c) Farnham Elementary School, 15711 Woodard Road, San Jose, CA 95124; and (d) Sartorette Elementary School, 3850 Woodford Drive, San Jose, CA 95124 (individually referred to as a "School Site" or collectively as the "School Sites." SOQ packages will be received up to, but not later than **5:00 P.M. local time on July 15, 2022**. The Request for Statements of Qualifications (RFSOQ) may be accessed by contacting Cheryl Demeyer at cheryld@rgmkramer.com.

Project description: Increment 2 for each site. The acquisition and installation of four single story modular buildings consisting of five (5) modular classrooms each to be installed on permanent concrete foundations, one building at each of four (4) School Sites by the selected DBE as part of overall Project. The District will use the Design Build delivery method authorized by Education Code Section 17250.20 et seq. for increment 2 with a preliminary Design Build estimate of \$10 million.

Increment 1 construction documents will be prepared by the District's Architect, which will include all sitework, building pads, site utilities, and building low voltage systems. DBE shall coordinate creation of the increment 2 modular building documents in collaboration with the District's Architect. The increment 1 work will be performed by sealed bid contractors separate from the DBE contract for increment 2.

A payment bond and a performance bond will be required prior to issuance of the construction phase Notice to Proceed. The bonds shall be in the form called for in the Contract Documents

DBE's and subcontractors responding to this Project shall comply with all requirements pursuant to the Department of Industrial Relations Labor Code 1770 and 1725.5.

Pursuant to the provisions of Public Contract Code Section 22300, DBE may substitute certain securities for any funds withheld by DISTRICT to ensure their performance under the contract. At the request and expense of DBE, securities equivalent to any amount withheld shall be deposited, at the discretion of the DISTRICT, with either DISTRICT or a state or federally chartered bank, as the escrow agent, who shall then pay any funds otherwise subject to retention to DBE. Upon satisfactory completion of the contract, the securities shall be returned to DBE.

Securities eligible for investment shall include those listed in Government Code Section 61430, bank and savings and loan certificates of deposit, interest bearing demand deposit accounts, standby letters of credit, or any other security mutually agreed to by DBE and DISTRICT. DBE shall be the beneficial owner of any securities substituted for funds withheld and shall receive any interest on them. The escrow agreement and requirements for implementation shall be as approved by the DISTRICT.

For questions regarding this RFSOQ, please contact the District's Construction Manager by email at cheryld@rgmkramer.com.

SJMN #6682497: July 8, 13, 2022

Scoring Calculation

CRITERIA ITEM	MAXIMUM POINTS	JLC/JLM NOTES	JLC/JLM POINTS	MEEHLEIS NOTES	MEEHLEIS POINTS
A. COST FACTORS					
Price	75.00	Total 12,541,000 Design 470,000 / Constr 12,071,000 Lowest cost proposer	75.00	Total 13,910,650 Design 729,900 / Constr 13,180,750 10.92% higher than lowest cost $75 \times 10.92\% = 8.19$; $75 - 8.19 = 66.81$	66.81
B. NON-COST FACTORS					
Technical Expertise	10.00	Sufficiently addressed all criteria	10.00	Sufficiently addressed all criteria	10.00
Approach to Design and Construction	3.00	Sufficiently addressed all criteria; no roof height limitation	3.00	Sufficiently addressed all criteria	3.00
Schedule	3.00	Sufficiently addressed all criteria; modular delivery 10/2023 with more finishes to be completed onsite; schedule broken out by 5 sites	3.00	Sufficiently addressed all criteria; modular delivery 11/2023 with more finishes completed during plant fabrication	3.00
Life Cycle Costs Approach	3.00	Sufficiently addressed all criteria	3.00	Sufficiently addressed all criteria	3.00
Skilled Labor Force Availability	3.00	Sufficiently addressed all criteria	3.00	Sufficiently addressed all criteria	3.00
Safety Record	3.00	Sufficiently addressed all criteria	3.00	Sufficiently addressed all criteria	3.00
Total	100.00		100.00		91.81

Scoring Committee

John Pappalardo, Ed.D. - Cambrian SD

Richard Kramer - RGM Kramer, Inc.