

APPROVE THE SELECTION OF THE CONTRACTOR TO PROVIDE PRE-CONSTRUCTION SERVICES FOR THE RANCHO SONADO PROJECT

RESOLUTION NO. 14-25

WHEREAS, County Superintendent plans to re-construct the Rancho Sonado site (“Project”) using the Lease-leaseback construction delivery method;

WHEREAS, Education Code Section 17406 authorizes the Board to let to any person, firm or corporation any real property belonging to the Board if the instrument by which the property is let requires the lessee therein to construct on the demised premises, or provide for the construction thereon of, a building or buildings for the use of the County Superintendent during the term of the lease, and provides that title to that building or buildings shall vest in the Board at the expiration of that term;

WHEREAS, the selection of any lease-leaseback proposer pursuant to Education Code section 17406 was based on a competitive solicitation process and a contract to be awarded to the proposer providing the “best value” to the County Superintendent, taking into consideration the proposer’s demonstrated competence and professional qualifications necessary for the satisfactory performance of the services required;

WHEREAS, pursuant to Education Code section 17400(b)(1), “best value” means a competitive procurement process whereby the selected proposer is selected on the basis of objective criteria for evaluating the qualifications of proposers with the resulting selection representing the best combination of price and qualifications;

WHEREAS, the Board at its’ April 2, 2025 Board meeting approved Resolution # 06-25 authorizing the execution of a Lease-Lease-Leaseback delivery method for the Rancho Sonado Project including approval of Lease-Leaseback Service Agreement Templates, Request for Proposals (RFP) for Pre-Construction and Lease-Leaseback Services;

WHEREAS, the County Superintendent’s issued a Request for Proposals (“RFP”) inviting contractors to submit qualifications and proposal to perform the work required by the Project setting forth the criteria and scoring of the proposals, including relevant experience, safety record, price proposal, and other criteria specified by the County Superintendent. Staff received proposals from nine (9) prequalified contractors;

WHEREAS, a Proposal Evaluation Committee reviewed and evaluated the nine (9) proposals received based upon the criteria and evaluation methodology set forth in the RFP and assigned scores to each proposal, and interviewed six (6) firms. Once the evaluation process was complete, the Proposal Evaluation Committee determined the proposer with the best value score;

WHEREAS, based on the Proposal Evaluation Committee’s assessment of proposals, C.W. Driver, LLC (“Contractor”) achieved the highest best value score.

NOW, THEREFORE, THE GOVERNING BOARD OF THE ORANGE COUNTY SUPERINTENDENT OF SCHOOLS DOES HEREBY RESOLVE, DETERMINE, AND ORDER AS FOLLOWS:

Section 1. Recitals. All of the recitals herein contained are true and correct.

Section 2. Determination of Best Value Contractor. The County Superintendent implemented an RFP process and in accordance with Education Code section 17406, determined that Contractor was responsive and received the best value score based on the evaluation of objective criteria contained in the RFP.

Section 3. Approve Selection of Best Value Contractor. County Superintendent approves the selection of C.W. Driver, LLC as the Lease-Leaseback Pre-Construction contractor pursuant to Request for Proposal Number 24-06.

Section 4. Other Acts: Delegation. The County Superintendent hereby approves a delegation of authority and appoints its Associate Superintendent, Administrative Services, who is hereby authorized and directed to negotiate and finalize the Pre-Construction Agreement, Site Lease, Sub Lease and Construction Services Agreement; issue a notice to proceed; approve changes to the Project in accordance with the Construction Services Agreement; record a notice of completion for the Project upon completion; and to otherwise carry out the intent of this Resolution. Said delegation shall be valid until otherwise rescinded by the Board.

Section 5. Effective Date. This Resolution shall take effect upon adoption.

PASSED AND ADOPTED by the Governing Board of the Orange County Superintendent of Schools on May 7, 2025 by the following vote:

AYES: 4 (Barke, Williams, Valdes, Shaw)
NOES: 0
ABSENT: 1 (Sparks)
ABSTAIN: 0

I, Jorge Valdes, Secretary of the Orange County Board of Education, the Board, do hereby certify that the foregoing is a full, true and correct copy of a resolution passed and adopted by said Board at a regularly scheduled and conducted meeting held on said date, which resolution is on file in office of said Board.



Secretary