

K. 3. Approval of Lease Lease-Back, Site Lease, and Sub-Lease Agreements with Robert A. Bothman Construction

Recommendation

It is recommended that the Board of Trustees approve the attached Lease Lease-Back, Site Lease, and Sub-Lease agreements between the District and Robert A. Bothman Construction for the construction and pre-construction services aligned with the District's High School Stadium Modernization and Competition Sand Volleyball Court Facility Project.

Rationale

On May 9, 2025, the District issued a Request for Proposals and Qualifications (RFPQ) soliciting submissions from qualified firms for Lease Lease-Back construction services for the District's High School Stadium Modernization and Sand Volleyball Court Facility Project (Project). The District advertised the RFPQ in the Santa Cruz Sentinel, listed it on the Central Coast Builders' Exchange, and posted the proposal on its website. In addition, the District solicited eight (8) construction firms with experience in TK-12 construction and high school athletic facilities in the Monterey and Bay areas.

On May 28, 2025, the District's Bond Team met in person and found the submission by Bothman Construction to be reasonable and customary, and of best value in accordance with the weighted scoring criteria described in the RFPQ. Bothman's proposal for construction services met the District's specific criteria for the project, scoring high in all in required categories. The team determined that Bothman possessed extensive experience and expertise in the area of constructing and modernizing high school athletic facilities in a manner that provided best value and fit to the District. Finally, the firm's fee structure was also determined to be of best value and reasonable for a project of this nature.

Modernization of the High School Stadium and construction of the competition sand volleyball courts are top priorities of the District's Measure O Bond Program. The much needed modernization of the stadium has been under consideration for many years. With the passage of the Measure O Bond Measure, the District seeks to initiate and complete the Project in the earliest possible manner. The Board and District leadership have moved diligently to initiate the Project quickly and appropriately in order to maximize bond funding, and reduce impacts associated with rapidly increasing construction costs.

While the project includes the comprehensive modernization and reconstruction of upgraded high school athletic facilities, it will not significantly alter the scope and operational use of the existing facilities. All facilities within the project scope will remain high school athletic facilities as they have been since originally constructed more than three decades ago. The Project will be located on the same site as the replaced facilities or structures, and will have substantially the same purpose and capacity. The project will not create additional environmental, off site traffic, or other associated impacts that would require additional analysis and/or mitigation from what was previously determined when these athletic facilities were originally reviewed by the State, and approved by the District.

The project also does not involve any of the following, and is therefore not subject to an exception that would potentially override reliance on a categorical exemption from the California Environmental Quality Act ("CEQA") - Public Resources Code, §§ 21000, et seq.): cumulative impacts of successive projects of the same type in the same place, a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances, damage to scenic resources within a state scenic highway, hazardous waste sites, or substantial adverse changes in the significance of a historical resource.

Based on the above evidence and findings, the District deems that the project is exempt from CEQA under a Class 2 exemption for replacement or reconstruction. The project, or portions thereof, could also be characterized as a Class 3 exemption for new construction of small structures, or Class 14 for minor additions to schools. Upon approval of this item, the District will file a Notice of Exemption with the Santa Cruz County Clerks' Office and then submit such notice to the State Clearinghouse as required by law.

Financial Impact

The specific amount is uncertain at this time. A final "total sublease amount" is forthcoming, and will be subject to Board approval at a future Board meeting. All funds for this project will be from Fund 21 (Measure O Bond Program). No impacts to the General Fund are foreseen at this time.

Quick Summary / Abstract







Approval of this item will keep the project on track for completion prior to the start of the 2026-27 school year. A representative from the District's bond program management firm (District Advocates Group) will be on hand to provide additional information and answer questions from the Board and/or community members.

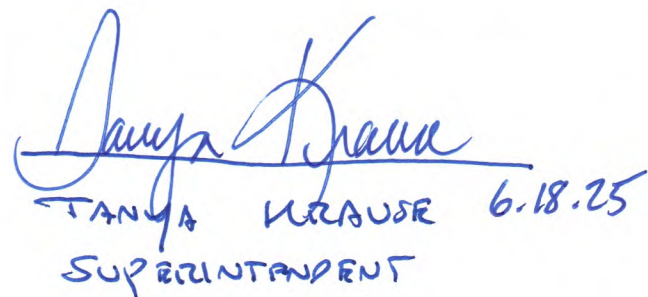
Contact Person

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APPROVED 6/17/25
(4-0-1)

Supporting Documents

-  [SVUSD - Lease Leaseback Agreement](#)
-  [SVUSD - Site Lease Agreement](#)
-  [SVUSD - Sublease agreement](#)
-  [SVHS-Concept_2025.06.10](#)
-  [HS Stadium_VB Courts - general conditions](#)
-  [Bothman - noncollusion decl](#)


TANYA KRAUSE 6.18.25
SUPERINTENDENT