



# SACRAMENTO CITY UNIFIED SCHOOL DISTRICT BOARD OF EDUCATION

Agenda Item# 12.1i

**Meeting Date:** December 14, 2023

**Subject:** Approve Resolution No. 3369: Agreement for Termination of Leases and Quit Claim Deed for the Umoja International Academy HVAC Replacement Project

- Information Item Only
- Approval on Consent Agenda
- Conference (for discussion only)
- Conference/First Reading (Action Anticipated: \_\_\_\_\_)
- Conference/Action
- Action
- Public Hearing

**Division:** Business Services

**Recommendation:** Approve Resolution No. 3369: Agreement for Termination of Leases and Quit Claim Deed for the Umoja International Academy HVAC Replacement Project

**Background/Rationale:** On July 5<sup>th</sup>, 2022, the Sacramento City Unified School District (“District”) and CORE Construction, Inc. (“Developer”) executed the Site Lease and Facilities Lease for the Umoja International Academy HVAC Replacement Project (“Project”).

On or about September 14<sup>th</sup>, 2023, the District and Developer executed the Memorandum of Commencement Date under the Facilities Lease, acknowledging that (i) Developer had completed the construction of the Project, (ii) the District had accepted and entered into possession of the Project, (iii) the term for lease payments under the Facilities Lease would now commence.

The District has paid its obligations under the Facilities Lease in full, including paying the balance of the lease payments to Developer. Upon District’s payment in full, Developer has executed a Termination Agreement and Quitclaim Deed, which will terminate the Facilities Lease and Site Lease and releases Developer’s interests in the Project and site.

District staff ask that the Board approve, and authorize the Superintendent to execute, the Termination Agreement and Quitclaim Deed and the corresponding Certificate of Acceptance.

**Financial Considerations:** \$241,513.70 paid for the balance of the lease payments

**Documents Attached:**

1. Termination Agreement and Quit Claim Deed
2. Resolution Agreement for Termination of Leases and Quit Claim Deed
3. Agenda Item Resolution

**Estimated Time of Presentation:** N/A

**Submitted by:** Janea Marking, Chief Business & Operations Officer

Tina Alvarez Bevens, Contract

**RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:**

Sacramento City Unified School District  
5735 47<sup>th</sup> Avenue  
Sacramento, CA 95824



**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**

**Attached is the Legal Description for:**

**Umoja International Academy Reroofing and HVAC Replacement  
Project**

**Recorded Address: 5301 N St. Sacramento, CA  
95819**

**California All-Purpose Certificate of Acknowledgment**

A notary public or other officer completing this







**RESOLUTION NO. 3369**

**RESOLUTION OF THE GOVERNING BOARD  
OF THE SACRAMENTO CITY UNIFIED SCHOOL DISTRICT  
TO ACCEPT AGREEMENT FOR TERMINATION OF LEASES  
AND QUIT CLAIM DEED**

**WHEREAS**, Sacramento City Unified School District ("District") and CORE Construction, Inc. ("Developer") entered into a Facilities Lease, dated July 5<sup>th</sup> 2022, as amended ("Facilities Lease") and a Site Lease, dated July 5<sup>th</sup>, 2022 ("Site Lease") for the construction of certain improvements by the Developer, known as Umoja International Academy HVAC Replacement Project ("Project"), located at 5301 N St, Sacramento, CA 95819

**Section 4.** The Superintendent and the Superintendent’s designees are authorized to take all steps and sign all documents necessary to effect the intent of this resolution, including but not limited to the Termination Agreement and Quit Claim Deed and the Certificate of Acceptance of the real property and facilities located in Sacramento County, California, as more particularly described in the Termination Agreement and Quit Claim Deed.

**IN WITNESS WHEREOF**, this resolution was approved and adopted by the Governing Board of the Sacramento City Unified School District this 14th day of December, 2023.

AYES: \_\_\_\_\_  
NOES: \_\_\_\_\_  
ABSENT: \_\_\_\_\_  
ABSTAIN: \_\_\_\_\_

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President of the Governing Board of the  
Sacramento City Unified School District

ATTEST:

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Clerk of the Governing Board of the  
Sacramento City Unified School District

**BOARD AGENDA ITEM**

**DATE:** December 14, 2023 **ITEM NO.** 12.1i

**TOPIC: APPROVAL OF RESOLUTION NO. 3369 TO ACCEPT TERMINATION OF LEASES AND QUIT CLAIM DEED FOR THE UMOJA INTERNATIONAL ACADEMY HVAC REPLACEMENT PROJECT**

**DESCRIPTION:** On July 5<sup>th</sup>, 2022, the Sacramento City Unified School District DS Umoja International Academy HVAC Replacement Project ("Project").

On or about September 14

2023, the District and Developer executed the Memorandum of Commencement Date under the Facilities Lease, acknowledging that (i) Developer had completed the construction of the Project, (ii) the District had accepted and entered into possession of the Project, (iii) the term for lease payments under the Facilities Lease would now commence.

The District has paid its obligations under the Facilities Lease in full, including paying the balance of the lease payments to Developer. Upon District's payment in full, Developer has executed a Termination Agreement and Quitclaim Deed, which will terminate the Facilities Lease and Site Lease and releases Developer's interests in the Project and site.

District staff ask that the Board approve, and authorize the Superintendent to execute, the Termination Agreement and Quitclaim Deed and the corresponding Certificate of Acceptance.

**FISCAL IMPACT:** \$241,513.70 paid for the balance of the lease payments.

**RECOMMENDATION:** It is recommended that the Board approve and adopt Resolution No. 3369 to Accept Termination of Leases and Quit Claim Deed for the Umoja International Academy HVAC Replacement Project.

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**Janea Marking**  
**Chief Business and Operations Officer**