



**BOARD OF TRUSTEES OF THE
NEVADA JOINT UNION HIGH SCHOOL DISTRICT
RESOLUTION # 13-25/26**

RESOLUTION OF THE BOARD OF EDUCATION OF THE NEVADA JOINT UNION HIGH SCHOOL DISTRICT APPROVING THE AWARD OF LEASE-LEASEBACK SERVICES FOR THE BEAR RIVER AND NEVADA UNION HIGH SCHOOL MODERNIZATION PROJECT

WHEREAS, the Nevada Joint Union High School District (“District”) plans to construct various improvements to BEAR RIVER AND NEVADA UNION HIGH SCHOOL MODERNIZATION utilizing the lease-leaseback construction delivery method, whereby the District will lease a site that it owns to a contractor who will construct improvements thereon and lease the Project and the underlying site back to the District; and

WHEREAS, Education Code section 17406 authorizes the governing board of a school district to let to any person, firm or corporation any real property belonging to the District 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 school district during the term of the lease, and provides that title to that building shall vest in the school district at the expiration of that term; and

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

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; and

WHEREAS, on 8th day of October, 2025, pursuant to Resolution No. 9-25/26, the District’s Board of Education approved the Request for Proposals (“RFP”), on file with the District, for the Project setting forth the criteria and scoring of the proposals, including relevant experience, safety record, price proposal, and other criteria specified by the District; and



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WHEREAS, a Proposal Evaluation Committee evaluated the qualifications of the proposals based upon the criteria and evaluation methodology set forth in the RFP, assigned scores to each proposal, and once the evaluation process was complete, the District determined the proposer with the best value score; and

WHEREAS, based on the Proposal Evaluation Committee's assessment of proposals, LandMark Constructors Inc achieved the highest best value score; and

WHEREAS, in order to construct the Project using the lease-leaseback construction delivery method, it is necessary that the District enter into a site lease, in which the site will be leased to the Contractor; a sublease which provides for the sublease of the site and the lease of the Project by the Contractor back to the District; and a construction services agreement that contains construction provisions with which Contractor shall comply with respect to the construction of the Project. The lease-leaseback contract documents include the Sublease, Site Lease and Construction Services Agreement ("Lease-Leaseback Contract") and were included in the RFP.

NOW, THEREFORE, THE BOARD OF EDUCATION OF THE NEVADA JOINT UNION HIGH SCHOOL DISTRICT 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 Nevada Joint Union High School District implemented a RFP process and in accordance with Education Code section 17406, determined that LandMark Constructors Inc. was responsive and received the best value score based on the evaluation of objective criteria contained in the RFP.

Section 3. Award of Lease-Leaseback Contract. The District's Board of Education hereby awards a Lease-Leaseback Contract to Landmark Constructors, Inc.

Section 4. Other Acts; Delegation. The District's Board of Education hereby approves a delegation of authority and appoints its Superintendent, or the designee of the Superintendent, who is/are hereby authorized and directed to 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.



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APPROVED, PASSED AND ADOPTED by the Board of Education of the Nevada Joint Union High School District this 10th day of December, 2025, by the following vote:


AYES: 5

NOES: Ø

ABSENT: Ø

ABSTAINED: Ø

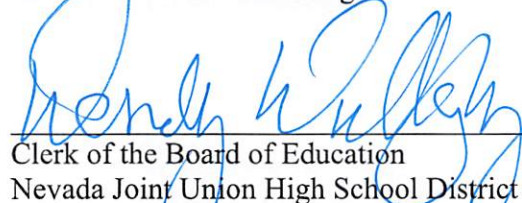
I, ANDREW KLEIN, President of the Nevada Joint Union High School District Board of Education, do hereby certify that the foregoing is a full, true, and correct copy of the resolution passed and adopted by said Board at a regularly scheduled and conducted meeting held on said date, which resolution is on file in office of said Board.



President of the Board of Education
Nevada Joint Union High School District

ANDREW KLEIN

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the Nevada Joint Union High School District this 10th day of December, 2025



Clerk of the Board of Education
Nevada Joint Union High School District

WENDY WILLOUGHBY