



**BOARD OF TRUSTEES OF THE
NEVADA JOINT UNION HIGH SCHOOL DISTRICT
RESOLUTION #9-25/26**

**RESOLUTION OF THE BOARD OF EDUCATION OF THE NEVADA JOINT UNION HIGH
SCHOOL DISTRICT TO APPROVE REQUEST FOR PROPOSALS FOR
LEASE-LEASEBACK SERVICES**

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

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;

WHEREAS, any lease-leaseback contract pursuant to Education Code section 17406 shall be based on a competitive solicitation process and awarded to the proposer providing the “best value” (as defined in Education Code section 17400), taking into consideration the proposer’s demonstrated competence and professional qualifications necessary for the for the satisfactory performance of the services required;

WHEREAS, pursuant to Education Code section 17406(a)(2), the District’s Board of Education (“Board”) adopt and publish required procedures and guidelines for evaluating qualification or proposers to ensure the best value selections by the District are conducted in a fair and impartial manner;

WHEREAS, in order to ensure that moneys sufficient to pay all costs will be available for a project, the District will appropriate funds for any lease-leaseback project from the current fiscal year the lease-leaseback contract is awarded;

WHEREAS, in order to construct a project using the lease-leaseback delivery method, it is necessary that the District enter into a site lease, in which the site will be leased to a contractor, and a sublease which provides for the sublease of the site and the lease of the project by the contractor to the District, and that certain other action be taken and authorized;

WHEREAS, the sublease will include construction provisions with which contractor shall comply with respect to construction of a project ("Construction Services Agreement");

WHEREAS, the Board has been presented with the form of each document referred to herein relating to the transaction contemplated hereby and the Board has examined and approved each document as to form and desires to authorize and direct evaluation of proposals in accordance with Education Code section 17406; and

WHEREAS, the District desires by a majority of the vote of the Board and pursuant to Education Code section 17604 and similar statutes, to delegate authority to the District's Superintendent to evaluate the qualifications of the proposers based solely upon the criteria and evaluation methodology set forth in the attached Request for Proposals, to assign a best value score to each proposal, and once the evaluation process is complete, to rank all responsive proposals from the highest best value to the lowest best value to the District, and to otherwise carry out the intent of this Resolution.

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. Request for Proposals. The form of the Request for Proposal to be issued to proposers meeting the requirements set forth in Education Code section 17406 and attached hereto as Exhibit "A" is hereby approved and adopted by the Board subject to any revisions which are acceptable to both the District's Superintendent and District's legal counsel.

Section 3. Site Lease and Sublease. The form of agreements entitled "Site Lease", "Sublease" and "Construction Services Agreement", each attached to the Request for Proposal and presented during this meeting and each to be entered into by and between the District and the proposer providing the best value to the District, are hereby approved and adopted subject to any revisions which are acceptable to both District's Superintendent and District's legal counsel.

Section 4. Approval of Process. The Governing Board hereby approves the lease-leaseback process and the competitive solicitation process as set forth herein and the documents attached hereto as Exhibit "A".

Section 5. Other Acts; Delegation. The District's Board hereby approves a delegation of authority and appoints its Superintendent, or the designee of the Superintendent, who is/are hereby authorized and directed, to evaluate the qualifications of the proposers based solely upon the criteria and evaluation methodology set forth in the attached Request for Proposals, to assign a best value score to each proposal, and once the evaluation process is complete, to rank all responsive proposals from the highest best value to the lowest best value to

the District, and to otherwise carry out the intent of this Resolution, all subject to ratification of the Board of Education. Said delegation shall be valid until otherwise rescinded by the Board.

Section 6. Effective Date. This Resolution shall take effect upon adoption.

APPROVED, PASSED AND ADOPTED by the Governing Board of the Nevada Joint Union High School District this 8th day of October, 2025, by the following vote:

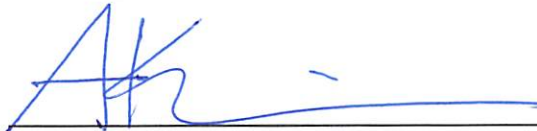
AYES: 6

NOES: 0

ABSENT: 0

ABSTAINED: 0

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



Andrew Klein, President of the Board of Trustees
Nevada Joint Union High School District

I, Wendy Willoughby Clerk of the Board of Education of the Nevada Joint Union High School District, do hereby certify that the foregoing Resolution was introduced and adopted by the Board of Education of the Nevada Joint Union High School District at a meeting thereof held on the 8th day of October , by the above vote.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the Nevada Joint Union High School District this 8th day of October, 2025.



Wendy Willoughby, Clerk of the Board of Trustees
Nevada Joint Union High School District

EXHIBIT "A"

[LLB RFP BR and NU Modernization](#)

[BR and NU Modernization Site Lease](#)

[BR and NU Modernization Sublease](#)

[LLB Schedule](#)

[BR and NU Modernization Construction Services Agreement](#)