

**RESOLUTION NO. 16
OF THE
REDWOOD CITY SCHOOL DISTRICT
RESOLUTION SUPPORTING AWARD OF LEASE-LEASEBACK AGREEMENTS**

WHEREAS, the Redwood City School District ("District") is currently undertaking a project known as the HVAC Upgrades Project, Increment 2 ("Project"); and

WHEREAS, on May 14, 2025, the District's Board of Trustees ("Board") adopted Resolution 24, regarding required procedures and guidelines ("Best Value Methodology") for evaluating the qualifications of proposers that ensure the best value selections by the District are conducted in a fair and impartial manner pursuant to Education Code section 17406; and

WHEREAS, the District incorporated the Best Value Methodology in a Request for Qualifications and Proposals (RFQ/P #S25-005) for the Project, identifying criteria evaluated on a pass-fail basis, and criteria evaluated based on numerical score, and the minimum qualification score, which was advertised in the *San Mateo County Times*, once a week for two weeks, commencing on December 9, 2025 and completed on December 16, 2025, and also advertised in the *California Bid Network* and District's website, on or after December 9, 2025; and

WHEREAS, attached hereto as **Exhibit "A"** to this Resolution is a copy of the Proof of Publication; and

WHEREAS, District staff, in conjunction with District consultants, have reviewed proposals for the Project submitted in response to RFQ/P # S25-005 in accordance with the adopted Best Value Methodology and taking into consideration the proposers' demonstrated competence and professional qualifications necessary for the satisfactory performance of the services required; and

WHEREAS, after consideration of all of the proposals, the Board hereby awards the Site Lease and Facilities Lease ("Lease-Leaseback Agreements") to Blach Construction Company, who was the highest ranked respondent according to the adopted Best Value Methodology, for the Project; and

WHEREAS, Blach Construction Company has been prequalified pursuant to Public Contract Code section 20111.6; and

WHEREAS, Education Code section 17406 provides that the school district governing board shall issue a written decision supporting its contract award and state in detail the basis of the award; and

WHEREAS, attached hereto as **Exhibit "B"** to this Resolution is a copy of the written findings of the Board supporting the Board's award of the Lease-Leaseback Agreements to [Developer] for the Project.

NOW THEREFORE, the Governing Board of the Redwood City School District hereby resolves, determines, and finds the following:

Section 1. That the foregoing recitals and the findings are true.

Section 2. That the District complied with the procedure set forth in Education Code section 17406, the Best Value Methodology adopted by the District and the Request for Qualifications and Proposals issued by the District.

Section 3. That Blach Construction Company provided the proposal with the best value to the District, taking into consideration the proposer’s demonstrated competence and professional qualifications necessary for the satisfactory performance of the services required.

Section 4. That, based on the foregoing, it is in the best interest of the District to award the Lease-Leaseback Agreements to Blach Construction Company for the Project.

Section 5. That the Superintendent, or designees, are authorized to enter into the Lease-Leaseback Agreements with Blach Construction Company, to negotiate and finalize the Guaranteed Maximum Price and any amendments, and to take any and all actions that are necessary to carry out, give effect to and comply with the terms and intent of this Resolution.

PASSED AND ADOPTED by the Redwood City School District Board of Trustees, this 4th day of February, 2026, by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

President, Board of Trustees of the
Redwood City School District

Attested to:

Clerk, Board of Trustees of the
Redwood City School District

EXHIBIT "A"

PROOF OF PUBLICATION

San Mateo County Times
(510) 723-2850

3880340

VPCS
ANGIE RAMICH
450 CHADBOURNE RD., #B
FAIRFIELD, CA 94534-9612

PROOF OF PUBLICATION

FILE NO. Redwood City SD RFQ/P \$25-005

San Mateo County Times

The undersigned deposes that he/she is the Public Notice Advertising Clerk of the SAN MATEO COUNTY TIMES, a newspaper of general circulation as defined by Government Code Section 6000, adjudicated as such by the Superior Court of the State of California, County of San Mateo (Order Nos. 55795 on September 21, 1951), which is published and circulated in said county and state daily (Sunday excepted).

The PUBLIC NOTICE

was published in every issue of the SAN MATEO COUNTY TIMES on the following date(s):

12/08/2025, 12/18/2025

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Executed at Rio Vista, California.
On this 16th day of December, 2025.



Public Notice Advertising Clerk

Legal No. 0006936912



REDWOOD CITY
SCHOOL DISTRICT

**REDWOOD CITY SCHOOL DISTRICT
REQUEST FOR QUALIFICATIONS AND PROPOSALS (RFQ/P)
\$25-005 LEASE-LEASEBACK CONSTRUCTION SERVICES
HVAC Upgrades Projects - Increment 2**

Redwood City School District ("District") is seeking proposals from qualified persons, firms, partnerships, corporations, associations, or professional organizations to provide constructability review, value engineering, master scheduling, cost estimating, budgeting, and construction services for the design-build and construction for **Increment 2 of the HVAC Upgrades Projects at Garfield School, Drice Alternative School, and Kennedy Middle School ("Project")**, in accordance with the lease-leaseback structure set forth in Education Code section 17496, et seq.

The Request for Qualifications and Proposals ("RFQ/P"), which includes instructions for its completion, is enclosed for your consideration. Respondents to this RFQ/P shall submit a completed Statement of Qualifications ("SOQ") along with the Proposal (collectively "RFQ/P Packet"). The District will only receive RFQ/P Packets submitted electronically. RFQ/P Packets will be received until 3:00 p.m., **Wednesday, January 14, 2026**, only at the following email address rick.olson@vpcsonline.com. Any RFQ/P Packet that is submitted after this time shall be non-responsive and returned to the bidder. Each respondent is solely responsible for timely submission of its RFQ/P Packet; the District is not responsible for any technological issues in a respondent's ability to timely submit its RFQ/P Packet or portion thereof.

A mandatory information meeting will be conducted on **Friday, December 13, 2025, at 9:00 A.M.** The meeting will be held at **Kennedy Middle School, 2521 Goodwin Ave., Redwood City, CA 94061**. Please be prepared to visit all 3 sites this day starting at Kennedy Middle School.

Questions regarding this RFQ/P may be directed to:

Name	Title	Email
Nick Olson	Program Manager, VPCS	nick.olson@vpcsonline.com
Hank Dagnone	Project Manager, VPCS	hank.dagnone@vpcsonline.com
Martin Corvanto	Seed Director, RCSD	mcorvanto@rcsd460.net

and must be submitted in writing on or by **Wednesday, January 14, 2026 at 3:00 P.M.**

This Project is subject to labor compliance monitoring and enforcement of compliance with prevailing wage requirements by the Department of Industrial Relations pursuant to Labor Code § 1771.4, and skilled and trained workforce requirement pursuant to Public Contract Code § 2060. Contractors of all tiers must be currently registered and qualified to perform public work pursuant to Labor Code § 37250. All Respondents must be prequalified by the District in accordance with Public Contract Code § 20111.4. Firms for electrical, mechanical and plumbing subcontractors must be prequalified prior to the time subcontractor bids are submitted.

SMCT 0006912; Dec. 8, 16, 2025

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Lease-Leaseback Construction Services HVAC Upgrades Projects - Increment 2 (RFQ/P)

Bid Date & Time: 01/14/26 3:00 PM		
Prebid: 12/19/25 9:00 AM Prebid Mandatory: yes		
Solicitation Title: Lease-Leaseback Construction Services HVAC Upgrades Projects - Increment 2 (RFQ/P)		
Owner Solic Number: S25-005 Status: bidding Report: 14561557		
Country: United States State: CA County: San Mateo		
Location: Various Locations		
Scope: Provide constructability review, value engineering, master scheduling, cost estimating, budgeting, and construction services for the development and construction for increment 2 of the HVAC upgrades projects.		
Notes: Work Locations: Clifford School, Orion Alternative School, and Kennedy Middle School. Questions regarding this RFQ/P may be directed to Nick Olsen Program Manager, VPCL nick.olsen@vpconline.com Hank Dagenais Project Manager, VPCL hank.dagenais@vpconline.com Martin Cervantes Bond Director, RCSD mcervantes@rcsdk8.net and must be submitted in writing on or by Wednesday, January 14, 2026 at 3:00 P.M. This project has a "prevailing wage" requirement. This solicitation has some or all Local funding, additional requirements may apply. Pre-qualified bidders required.		
Plans: From Owner.		
Owner Type: Public		
Buyer: Redwood City School District		
Address: 750 Bradford St.		
City: Redwood City	State: CA	Zip/Postal Code: 94063
TEL: 650-423-2200	FAX: 650-423-2204	
Website: http://www.rcsd.k12.ca.us		
Bid Pkg Source: Redwood City School District		
Address: 750 Bradford St.		
City: Redwood City	State: CA	Zip/Postal Code: 94063
TEL: 650-423-2200	FAX: 650-423-2204	
Website: http://www.rcsd.k12.ca.us		

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Bid Results

Bid, Tender, RFP Results

Following are some of the many bid and tender results, bid tabulations, low bidder, contract award and other market intelligence that our members enjoy. Click on the listings below for more details. [Login to view the full list.](#)

Oppenheimer & Co. Inc. Low Bidder on Ayala High School "H" Portables Refresh *Re-bid* in California at \$178,000.00 USD

AMEG Enterprises LLC Low Bidder on Lompoc Fire Station 51 Flooring Project in California at \$44,207.48 USD

Bhogal Brothers Construction Low Bidder on Office Space and Classroom Tenant Improvement in California at \$599,100.00 USD

EXHIBIT "B"

**FINDINGS REGARDING THE AWARD OF THE LEASE-LEASEBACK AGREEMENTS FOR
[NAME OF] PROJECT**

WHEREAS, Blach Construction Company received a "Pass" designation for Conflict of Interest; and

WHEREAS, Blach Construction Company received a "Pass" designation for Safety; and

WHEREAS, Blach Construction Company received a "Pass" designation for Form of Agreement; and

WHEREAS, Blach Construction Company received 100 out of 100 points for Technical Expertise; and

WHEREAS, Blach Construction Company received 0 out of 100 points for Interview (no interviews); and

WHEREAS, Blach Construction Company received 35 out of 40 points for Price Points; and

WHEREAS, Blach Construction Company received 30 out of 30 points for Staffing; and

WHEREAS, Blach Construction Company received 15 out of 15 points for Schedule/Liquidated Damages; and

WHEREAS, Blach Construction Company received 10 out of 15 points for Claims/Litigation; and

WHEREAS, Blach Construction Company's overall combined score was 190 out of 300 points, based on RFQ/P evaluation criteria, which was the greatest number of points in accordance with the methodology described in the RFQ/P, and was ranked as the best value to the District out of four (4) proposals submitted.