

**RESOLUTION NO. 26-05
OF THE
SANTA CRUZ COUNTY OFFICE OF EDUCATION
RESOLUTION SUPPORTING AWARD OF LEASE-LEASEBACK AGREEMENTS**

WHEREAS, the Santa Cruz County Office of Education ("SCCOE") is currently undertaking a project known as the Soquel High School – Special Ed Classrooms Project ("Project"); and

WHEREAS, pursuant to Education Code section 17407.7, the SCCOE is authorized to use the lease-leaseback project delivery method for the Project; and

WHEREAS, the SCCOE has implemented required procedures and guidelines ("Best Value Methodology") for evaluating the qualifications of proposers that ensure the best value selections by the SCCOE are conducted in a fair and impartial manner pursuant to Education Code section 17406; and

WHEREAS, the SCCOE incorporated the Best Value Methodology in a Request for Qualifications and Proposals (RFQ/P #25-26-001) 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 *Santa Cruz Sentinel*, once a week for two weeks, commencing on September 26, 2025 and completed on October 3, 2025, and also advertised in the Daily Journal Corporation, commencing on September 26, 2025 and completed on October 3, 2025; and

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

WHEREAS, SCCOE staff, in conjunction with SCCOE consultants, have reviewed proposals for the Project submitted in response to RFQ/P #25-26-001 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 Ausonio, Inc., who was the highest ranked respondent according to the adopted Best Value Methodology for the Project; and

WHEREAS, Ausonio has been prequalified pursuant to Public Contract Code section 20111.6; and

WHEREAS, Education Code section 17406 provides that the SCCOE's 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 Ausonio for the Project.

NOW THEREFORE, the Governing Board of the Santa Cruz County Office of Education hereby resolves, determines, and finds the following:

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

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

Section 3. That Ausonio provided the proposal with the best value to the SCCOE, 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 SCCOE to award the Lease-Leaseback Agreements to Ausonio for the Project.

Section 5. That the Superintendent, or designees, are authorized to enter into the Lease-Leaseback Agreements with SCCOE, 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 Santa Cruz County Office of Education Board of Trustees, this 19th day of February, 2026, by the following vote:

AYES:	Acosta, Kyle, Larson, Roth, Sanchez, Van Allen, Williams
NOES:	None _____
ABSTAIN:	None _____
ABSENT:	None _____

Rachel Williams

President, Board of Trustees of the Santa Cruz County Office of Education

Attested to:

Faris Sabbak

Clerk, Board of Trustees of the Santa Cruz County Office of Education

EXHIBIT "A"

PROOF OF PUBLICATION

[REMAINDER OF PAGE INTENTIONALLY BLANK; EXHIBIT FOLLOWS]

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SANTA CRUZ, CA 95060

CNS 3969845

COPY OF NOTICE

Notice Type: RFP REQUEST FOR PROPOSALS
Ad Description: REQUEST FOR QUALIFICATIONS AND PROPOSALS
(RFQ/P) # 25-26-001 LEASE-LEASEBACK
CONSTRUCTION SERVICES

To the right is a copy of the notice you sent to us for publication in the SANTA
CRUZ SENTINEL. Please read this notice carefully and call us with any
corrections. The Proof of Publication will be filed with the County Clerk, if
required, and mailed to you after the last date below. Publication date(s) for
this notice is (are):

09/26/2025 , 10/03/2025

An invoice will be sent after the last date of publication. If you prepaid this
order in full, you will not receive an invoice.

SANTA CRUZ COUNTY OFFICE OF EDUCATION
REQUEST FOR QUALIFICATIONS AND PROPOSALS (RFQ/P) #
25-26-001

LEASE-LEASEBACK CONSTRUCTION SERVICES
Santa Cruz County Office of Education ("SCCOE") 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 development and
construction for the Santa Cruz County Office of Education Special
Education Classrooms at Soquel High ("Project"), in accordance with
the lease-leaseback structure set forth in Education Code section
17406, 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"). Respondents must mail or deliver five
(5) bound copies, one (1) unbound copy, and one (1) electronic copy
on USB flashdrive of the RFQ/P Packet conforming to the
requirements of this RFQ/P to:
Santa Cruz County Office of Education
ATTN: Liann Reyes, Deputy Superintendent-Business Services
400 Encinal St.
Santa Cruz, CA 95060
RE: RFQ/P # 25-26-001

ALL RESPONSES ARE DUE BY 11:00 A.M. ON FRIDAY,
OCTOBER 24, 2025. Oral, telegraphic, facsimile, telephone or email
RFQ/P Packets will not be accepted. RFQ/P Packets received after
this date and time will not be accepted and returned unopened.

A 1-hour mandatory information meeting will be conducted on
FRIDAY, OCTOBER 3, 2025 2025, at 11:00 A.M. The meeting will be
held at Soquel High School, 401 Soquel San Jose Rd, Soquel, CA
95073. All attendees to meet and sign in at the school office.
Questions regarding this RFQ/P may be directed to Ralph Le Roux at
ralph@stackedinc.com and must be submitted in writing on or by
11:00 A.M. ON MONDAY, OCTOBER 20, 2025.

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 § 2600. Contractors of all tiers must be currently
registered and qualified to perform public work pursuant to Labor
Code § 1725.5. All Respondents must be prequalified by the SCCOE
in accordance with Public Contract Code § 20111.6. First tier
electrical, mechanical and plumbing subcontractors must be
prequalified prior to the time subcontractor bids are submitted.
9/26, 10/3/25
CNS-3969845#
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EXHIBIT "B"

**FINDINGS REGARDING THE AWARD OF THE LEASE-LEASEBACK AGREEMENTS FOR
SOQUEL HIGH SCHOOL – SPECIAL ED CLASSROOMS PROJECT**

WHEREAS, Ausonio received a "Pass" designation for Conflict of Interest; and

WHEREAS, Ausonio received a "Pass" designation for Safety; and

WHEREAS, Ausonio received a "Pass" designation for Form of Agreement; and

WHEREAS, Ausonio received 24 out of 25 points for Technical Expertise; and

WHEREAS, Ausonio received 24 out of 25 points for Interview; and

WHEREAS, Ausonio received 17 out of 25 points for Price Points; and

WHEREAS, Ausonio received 15 out of 15 points for Staffing; and

WHEREAS, Ausonio received 5 out of 5 points for Schedule/Liquidated Damages;
and

WHEREAS, Ausonio received 5 out of 5 points for Claims/Litigation; and

WHEREAS, Ausonio's overall combined score was 90 out of 100 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 SCCOE out of 5 proposals submitted.