



LEE DULGEROFF

Senior Executive Director of Facilities Planning & Construction

San Diego Unified School District

ldulgeroff@sandi.net

December 19, 2025

To:	Affirmed Housing	Gangi Development
	Bridge Housing	Mirka Investments
	Community Housing Works	Monarch Group/Eden A+ San Diego
	Decro	PROTEA + Malick

Subject: Invitation to Attend the BoE Real Estate Workshop to Present RFP for Affordable Workforce Housing and Joint Occupancy Submittal

Dear Proposers,

On behalf of the San Diego Unified School District Board of Education, we would like to extend our sincere appreciation for your participation in the RFP process for Affordable Workforce Housing and Joint Occupancy Development.

At the December 10, 2025 Board of Education meeting, the board decided to have further discussion regarding proposals before taking action to “authorize staff to meet, interview, complete due diligence, and negotiate a Term Sheet followed by a Joint Occupancy Agreement to be considered by the Board at a future meeting”. It is expected that the board will take action in the meetings identified below.

All qualified proposers are invited to attend the upcoming Board of Education Real Estate Workshops to present their original proposal and be prepared to respond to questions.

Workshop Dates and Locations:

Both workshops will begin at 5:00 PM and will be held at the Board Auditorium, 4100 Normal Street, San Diego, CA.

- Monday, January 26, 2026
Proposals for the 4100 Normal Street and 2101 Commercial Street properties only
- Tuesday, January 27, 2026
Proposals for the 6735 Gifford Way and 2375 Congress Street properties only

Presentation Requirements:

- Each proposer will be allotted 10-minutes to present. This time will be strictly enforced. Presentations should clarify proposal specifics and must address financing viability and project timing.
- The order of presentations will be randomly selected.
- Each presentation will be followed by a Board question and answer session.

Documents Required:

- Fill in information requested in the attached Table 1 Excel spreadsheet.
- Deliver a USB thumb drive with your presentation (PowerPoint or Adobe PDF format) and Table 1 to the District at 4860 Ruffner Street, Annex 14, San Diego, CA 92111, by Wednesday, January 14, 2025, by 3:00 pm.
- All of the information provided in your presentation and Table 1 Excel spreadsheet must be fully consistent with the information provided in your previously submitted proposal(s), **you cannot change your proposal.**
- Trustees may have questions for specific proposers prior to the workshop. In that event, the question(s) will be provided to the proposer in writing by January 10, 2026 and the proposer will be expected to reply in writing by January 16, 2026.
- All documents will be part of the record and included with the board item (publicly available).

Communication:

- Affiliated staff of proposers **shall not** provide public testimony during the public comment portion of the meetings.
- Ex parte communications with staff or Trustees are **prohibited**. Anyone reaching out to staff or Trustees will be advised that all communications are to be sent to Mr. Dulgeroff in writing.
- If you have any questions or need further information, please contact Lee Dulgeroff, Senior Executive Director of Facilities Planning & Construction, **in writing** at ldulgeroff@sandi.net.

Your cooperation and professionalism are greatly valued, and we look forward to your presentation to the Board of Education.

Sincerely,

Lee Dulgeroff
Senior Executive Director of Facilities Planning & Construction

Attachment: Table 1 - RFP Matrix