

# **Surplus Land Development Project**

Board of Trustees Special Meeting  
Tuesday, April 21, 2015

SJECED - District Office

# Open Session Meetings

Date	Action
November 29, 2011	Consultant Recommended
December 13, 2011	Consultant Approved
March 13, 2012	Status Update Provided
April 10, 2012	Board Policy Review
May 22, 2012	Study Session
April 23, 2013	Approval of RFP
July 9, 2013	Consultant Agreement Amended
February 11, 2014	Consultant Agreement Amended
May 27, 2014	Request for Bid Waiver
July 8, 2014	Status Update
September 9, 2014	Status Update
December 9, 2014	Approve Non-binding Letter of Intent
January 13, 2015	Review Draft Resolution
January 27, 2015	Approval of Resolution/Call for Bids

# Land Development Process Steps

1. Fall 2011 – District **begins evaluation** of possible development of the 27.1 acres of **surplus land**.
2. **December 2011** – Board approves **consultant contract** to review possible uses of the **surplus land** and potential **market value**.
3. Consideration was given to develop **all or part** of the 27.1 acres.
4. 2012 – Consultant prepared real estate **market research**, **land use** planning options, and real estate **economic analysis**.

# Land Development Process Steps

5. **Board of Trustees** reviewed and updated previously approved land development **principles**.
  
6. April 2012 through February 2014 – Board of Trustees **subcommittee** conducted several meetings:
  - a) Considered alternative property **disposition methods**
  - b) Alternative land use **entitlement approaches**
  - c) **Board principles**
  - d) Reviewed **cost benefit analysis**
  - e) Reviewed draft **RFP**
  
7. April 2013 – Board of Trustees **approves RFP**

# Land Development Process Steps

8. August 2013 – **Four developers** submitted initial project proposals.
9. Developer **proposals were evaluated** by staff, including interviews, requests for additional information, clarification, etc.
10. December 2013 – Staff **briefed Board subcommittee** on status of options for **each of the four proposals**.
11. Board of **Trustees provided policy direction** to staff as to how to proceed. Many closed session updates, including July 2014 and September 2014, also provided **status updates in open sessions**.

# Land Development Process Steps

12. Staff proceeded to have further discussions with preferred responders to improve the terms, leading to a non-binding letter of intent.
  
13. Resolution No. 12715-1 was prepared, published three times, reviewed by the Board on January 13, 2015, and approved by the Board on January 27, 2015. It was broadly circulated and published electronically.
  
14. There were five open session Board meetings addressing various aspects of the development of the surplus land prior to approval of the RFP in April 2013.

# Land Development Process Steps

15. Since January 2015, multiple **forums** took place at Evergreen Valley College.
  
16. **Multiple Board open sessions** were held after RFP in April 2013, before publicly approving non-binding letter of intent in December 2014.
  
17. The **Board of Trustees** and Board subcommittee have **thoroughly examined** development **options** for the surplus land, **beginning** in Fall 2011. Numerous **questions** have been **asked** by the Board and **answered** by District staff and the consultant team. Numerous written **reports** and responses have been **presented** to the Board of Trustees.

# 11/29/2011

## Consultant Recommended

- ▶ On November 29, 2011 the District recommended consultant team, Andy Plescia and Gruen Gruen & Associates, to the Board of Trustees as a result of the evaluation process included in the RFQ #G2010.0003/RFP for CONSULTANT FOR THE DEVELOPMENT OF DISTRICT-OWNED LAND ADJACENT TO EVERGREEN VALLEY COLLEGE.
- ▶ Link to Agenda Item:  
<http://www.boarddocs.com/ca/sjeccd/Board.nsf/goto?open&iid=8NV2D77FDAA9>
- ▶ Link to RFQ:  
[https://www.boarddocs.com/ca/sjeccd/Board.nsf/files/8NV2NR028E0F/\\$file/RFQ%20G2010.0003%20Consultant%20Land%20Development%20Acquisition%20DO.pdf](https://www.boarddocs.com/ca/sjeccd/Board.nsf/files/8NV2NR028E0F/$file/RFQ%20G2010.0003%20Consultant%20Land%20Development%20Acquisition%20DO.pdf)
- ▶ Link to Comparison Chart:  
[https://www.boarddocs.com/ca/sjeccd/Board.nsf/files/8NV2NW029894/\\$file/G2010.0003%20Comparison.pdf](https://www.boarddocs.com/ca/sjeccd/Board.nsf/files/8NV2NW029894/$file/G2010.0003%20Comparison.pdf)



# 12/13/2011

## Consultant Approved

- ▶ On December 13, 2011 the Board of Trustees approved the selection of consultants, Andy Plescia and Gruen Gruen & Associates Team, to provide services for scope A (Development of District owned land adjacent to Evergreen Community College) as a result of the evaluation process included in the RFQ #G2010.0003/RFP  
CONSULTANT FOR THE DEVELOPMENT OF DISTRICT-OWNED LAND ADJACENT TO EVERGREEN VALLEY COLLEGE.
- ▶ Link to Agenda Item:  
<http://www.boarddocs.com/ca/sjeccd/Board.nsf/goto?open&id=8P9TSD78C163>
- ▶ Link to Proposal:  
[https://www.boarddocs.com/ca/sjeccd/Board.nsf/files/8P9TWG7959AF/\\$file/A.Plescia%20Company%20G2010.0003%20Proposal.pdf](https://www.boarddocs.com/ca/sjeccd/Board.nsf/files/8P9TWG7959AF/$file/A.Plescia%20Company%20G2010.0003%20Proposal.pdf)
- ▶ Link to Draft Scope of Work:  
[https://www.boarddocs.com/ca/sjeccd/Board.nsf/files/8P9TWM795F2A/\\$file/APlescia%20Gruen%20Draft\\_SJECDD\\_Scope\\_120511.pdf](https://www.boarddocs.com/ca/sjeccd/Board.nsf/files/8P9TWM795F2A/$file/APlescia%20Gruen%20Draft_SJECDD_Scope_120511.pdf)

# 03/13/2012

## Status Update Provided

- ▶ On March 13, 2012 the District provided an update to the Board of Trustees on the status, evaluation and next steps for the development of the District's surplus land.
- ▶ Link to Agenda Item:  
<http://www.boarddocs.com/ca/sjeccd/Board.nsf/goto?open&id=8S64H70B991E>
- ▶ Link to Talking Points document:  
[https://www.boarddocs.com/ca/sjeccd/Board.nsf/files/8S7S7F7146B2/\\$file/Surplus%20Land%20Development%20031312.pdf](https://www.boarddocs.com/ca/sjeccd/Board.nsf/files/8S7S7F7146B2/$file/Surplus%20Land%20Development%20031312.pdf)

# 04/10/2012

## Board Policy Review

- ▶ On April 10, 2012 The District responded to the Board's request for follow-up information regarding the integration of past public/private venture guidelines, directives and criteria developed by the Board between 2004 and 2007. The review was intended to ensure past policy directives served to guide the current activity in this area.
- ▶ Link to agenda item:  
<http://www.boarddocs.com/ca/sjeccd/Board.nsf/goto?open&id=8T326P82CCDE>

# 05/22/2012

## Study Session

- ▶ On May 22, 2012 the Board of Trustees was provided a study session presentation that included previous development activity, previously established development principles, availability of the land based on the 2025 Facilities Master Plan, real estate market conditions, City policies, zoning, development issues and next steps.
- ▶ Link to agenda item:  
<http://www.boarddocs.com/ca/sjeccd/Board.nsf/goto?open&id=8UD2UL03E462>
- ▶ Link to Presentation:  
[https://www.boarddocs.com/ca/sjeccd/Board.nsf/files/8UD3BH061249/\\$file/A-Land\\_Development\\_Presentation.pdf](https://www.boarddocs.com/ca/sjeccd/Board.nsf/files/8UD3BH061249/$file/A-Land_Development_Presentation.pdf)

# 04/23/2013

## Approval of RFP

- ▶ On April 23, 2013 the Board of Trustees approved the Request for Proposal (RFP) document for the development of the District-owned 27.1 acre property adjacent to Evergreen Valley College
- ▶ Link to agenda item:  
<http://www.boarddocs.com/ca/sjeccd/Board.nsf/goto?open&id=96TU3W7A2758>
- ▶ Link to Draft RFP:  
[https://www.boarddocs.com/ca/sjeccd/Board.nsf/files/96V4PF0AE2DB/\\$file/A-Land\\_Development\\_Draft\\_RFP.pdf](https://www.boarddocs.com/ca/sjeccd/Board.nsf/files/96V4PF0AE2DB/$file/A-Land_Development_Draft_RFP.pdf)

# 07/09/2013

## Consultant Agreement Amended

- ▶ On July 9, 2013 the Board of Trustees approved an amendment, not to exceed \$20,000, to the existing agreement with A.Plescia & Co., the consultant providing services for the development of District owned land adjacent to Evergreen Valley College.
- ▶ Link to agenda item:  
<http://www.boarddocs.com/ca/sjeccd/Board.nsf/goto?open&id=994UKG7C6DFE>
- ▶ Link to agreement:  
[https://www.boarddocs.com/ca/sjeccd/Board.nsf/files/9952PQ032CCE/\\$file/A-Plescia-Gruen\\_Agreement.pdf](https://www.boarddocs.com/ca/sjeccd/Board.nsf/files/9952PQ032CCE/$file/A-Plescia-Gruen_Agreement.pdf)

# 02/11/2014

## Consultant Agreement Amended

- ▶ On February 11, 2014 the Board of Trustees approved the contract amendment of \$18,000 with A. Plescia & Co., the consultant providing services for the development of District owned land adjacent to Evergreen Valley College.
- ▶ Link to agenda item:  
<http://www.boarddocs.com/ca/sjeccd/Board.nsf/goto?open&id=9FU6K507E004>
- ▶ Link to proposed amendment to scope of work:  
[https://www.boarddocs.com/ca/sjeccd/Board.nsf/files/9FVREN613C8A/\\$file/A-A.%20Plescia%20%26%20Co.%20Amendment.pdf](https://www.boarddocs.com/ca/sjeccd/Board.nsf/files/9FVREN613C8A/$file/A-A.%20Plescia%20%26%20Co.%20Amendment.pdf)

# 05/27/2014

## Request for Bid Waiver

- ▶ On May 27, 2014 the Board of Trustees approved Resolution #052714-3 for the Request for Waiver of California Education Code 81370 Highest Bid Requirement.
- ▶ Link to agenda item:  
<http://www.boarddocs.com/ca/sjeccd/Board.nsf/goto?open&id=9KD4ME6908E7>
- ▶ Link to Resolution:  
[https://www.boarddocs.com/ca/sjeccd/Board.nsf/files/9KDE4C7FCF8F/\\$file/A-Resolution\\_052714-3-Request\\_for\\_Waiver\\_of\\_CA\\_Ed\\_Code\\_81370.pdf](https://www.boarddocs.com/ca/sjeccd/Board.nsf/files/9KDE4C7FCF8F/$file/A-Resolution_052714-3-Request_for_Waiver_of_CA_Ed_Code_81370.pdf)



# 07/08/2014

## Status Update

- ▶ On July 8, 2014 the Board of Trustees received a presentation on the progress of the Land Development Project. The purpose of this progress report is to provide an overview of process to date and to describe the anticipated next steps to carry out objectives.
- ▶ Link to agenda item:  
<http://www.boarddocs.com/ca/sjeccd/Board.nsf/goto?open&id=9LN6UR764518>
- ▶ Link to presentation:  
[https://www.boarddocs.com/ca/sjeccd/Board.nsf/files/9LN739773CD0/\\$file/A-Land%20Development%20Progress%20and%20Update%2007-8-14.pdf](https://www.boarddocs.com/ca/sjeccd/Board.nsf/files/9LN739773CD0/$file/A-Land%20Development%20Progress%20and%20Update%2007-8-14.pdf)

# 09/09/2014

## Status Update

- ▶ On September 9, 2014 the Board of Trustees received a presentation on the progress of the Land Development Project. The purpose of this progress report is to provide an update of the process to date, discuss any questions Trustees may have, and to describe the anticipated next steps to carry out objectives.
- ▶ Link to agenda item:  
<http://www.boarddocs.com/ca/sjeccd/Board.nsf/goto?open&id=9NLVCD801463>

**12/09/2014**

## **Approve Non-binding letter of intent**

- ▶ On December 9, 2014 the Board of Trustees approved a non-binding letter of intent from Republic Urban Properties, LLC pertaining to the ground lease of the 27.1 acres of surplus land adjoining the Evergreen College campus.
- ▶ Link to agenda item:  
<http://www.boarddocs.com/ca/sjeccd/Board.nsf/goto?open&id=9RHAB87D2C3E>
- ▶ Link to Non-Binding Letter of Intent:  
[https://www.boarddocs.com/ca/sjeccd/Board.nsf/files/9RHB8M7FBB21/\\$file/A-141204%20Non-Binding%20LOI\\_SJECED\\_.pdf](https://www.boarddocs.com/ca/sjeccd/Board.nsf/files/9RHB8M7FBB21/$file/A-141204%20Non-Binding%20LOI_SJECED_.pdf)

# 01/13/2015

## Review draft resolution

- ▶ On January, 13, 2015 the Board of Trustees was presented with a draft RESOLUTION OF INTENTION TO LEASE SCHOOL PROPERTY NOT NEEDED FOR SCHOOL CLASSROOM BUILDINGS AND FIXING THE TIME AND PLACE AT WHICH BIDS TO LEASE SHALL BE CONSIDERED.
- ▶ Link to agenda item:  
<http://www.boarddocs.com/ca/sjeccd/Board.nsf/goto?open&id=9SJ2UE03DD4D>
- ▶ Link to draft resolution:  
[https://www.boarddocs.com/ca/sjeccd/Board.nsf/files/9SL3YV053A36/\\$file/A-SJECED%20Resolution%2001-06-15.pdf](https://www.boarddocs.com/ca/sjeccd/Board.nsf/files/9SL3YV053A36/$file/A-SJECED%20Resolution%2001-06-15.pdf)

**01/27/2015**

## **Approval of resolution and call for bids**

- ▶ On January 27, 2015 the Board of Trustees approved Resolution # 012715-1 of the District's intention to lease school property.
- ▶ Link to agenda item:  
<http://www.boarddocs.com/ca/sjeccd/Board.nsf/goto?open&id=9SZUFB7AEACD>
- ▶ Link to Resolution 012715-1:  
[https://www.boarddocs.com/ca/sjeccd/Board.nsf/files/9T22ER01D601/\\$file/A-SJECDCResolution\\_012715-1.pdf](https://www.boarddocs.com/ca/sjeccd/Board.nsf/files/9T22ER01D601/$file/A-SJECDCResolution_012715-1.pdf)
- ▶ Link to redlined Resolution 012715-1:  
[https://www.boarddocs.com/ca/sjeccd/Board.nsf/files/9T8QR86A6831/\\$file/REDLINED-SJECDCResolution%20012715-1.pdf](https://www.boarddocs.com/ca/sjeccd/Board.nsf/files/9T8QR86A6831/$file/REDLINED-SJECDCResolution%20012715-1.pdf)
- ▶ Link to Final Resolution 012715-1:  
[https://www.boarddocs.com/ca/sjeccd/Board.nsf/files/9TG3DA0655CD/\\$file/CLEAN-Final%20SJECDCResolution%20012715-1.pdf](https://www.boarddocs.com/ca/sjeccd/Board.nsf/files/9TG3DA0655CD/$file/CLEAN-Final%20SJECDCResolution%20012715-1.pdf)