

## **Board of Trustees Agenda Item**

**Board Meeting Date:** 7/11/2011

**Title of Item:** Education Center Acquisition Update

### **Background and Analysis:**

As discussed during multiple meetings over the last several months, the district has been in discussion with the cities of Palo Alto and Sunnyvale regarding conveyance or sale of city owned / controlled properties that may be suitable for use as a permanent home for an education center. Additionally, a Request for Offers (Attachment 1) was extended to the broker / development community seeking proposals for sites / developments that would be suitable for use as an education center.

The objectives for the education center acquisition, as discussed at the January 31, 2011 Board of Trustees workshop, include a wide range of critical elements related to opportunity, education, location, function and finance. A copy of the objectives, as discussed at the workshop, is also attached (Attachment 2).

A proposal from Lane Partners for development of a site in Sunnyvale has been received. Additionally, we are in discussions with the city of Sunnyvale regarding a portion of the Onizuka Air Force Station site and with the city of Palo Alto regarding a portion of the Cubberley Community Center site.

At the upcoming August 8, 2011 Board of Trustees meeting, it is anticipated that a recommendation will be made as to which of the offers / sites has the potential to best meet the acquisition objectives and, therefore, which entity with whom the district is to begin negotiations in an attempt to finalize the terms and conditions of an agreement to acquire a property to serve as a permanent home for the education center.

### **Recommendation:** information only

Submitted by:	Charles Allen, Executive Director
Additional contact names:	Kevin McElroy, Vice Chancellor
Is backup provided?	Yes

*FOR DISTRIBUTION TO ALL INTERESTED PARTIES*

**REQUEST FOR OFFERS:**

**Potential property acquisition for a community college Education Center in Palo Alto, Mountain View or Sunnyvale.**

Foothill De-Anza College District ("FHDA") is interested in the acquisition of 8-12 acres of land to be zoned institutional for the construction of a new Education Center. We are seeking all interested parties with either undeveloped land, or developed land with buildings suitable for use as an Education Center.

The new Education Center will provide a state-of-the-art educational facility serving Silicon Valley through programs and partnerships that seamlessly transition individuals from high school to community college to the university and the workplace as well as offering a rich array of lifelong learning opportunities. A Vision-Mission statement for the Center is included as Attachment A.

FHDA is currently in discussions with the Cities of Palo Alto and Sunnyvale regarding conveyance or sale of City owned/controlled properties that may be suitable for use as an Education Center site. Should these discussions result in suitable terms and conditions, these opportunities will be evaluated along with offers received under this solicitation to determine the selected site.

The basic parameters for the property include the following factors:

Due Date

- The due date for all offers is 5:00 PM on June 20, 2011 at:

Foothill – De Anza Community College District  
12345 El Monte Road,  
Los Altos Hills, CA 94022

Attn: Charles Allen  
Building D160

Location

- A location in Palo Alto, Mountain View, or Sunnyvale that provides access for the greatest number of students with community integration and acceptance. A location

that enhances potential for regional educational collaboration and partnerships with other public and commercial entities.

### Development Program

- The initial phase facility requirements are 40,000 – 60,000 square feet, with 700 surface parking spaces.
- Ultimate build-out at the Center with future phases will be approximately 100,000 square feet with 1200 parking spaces (surface and/or structured parking).
- Land area requirement ranges from 8 to 14 acres

### Project timing

- The District is interested in acquiring, developing and occupying the new Center within three years.

### Evaluation Criteria

- Fit to campus mission and program
- Accessibility (public transportation, access, traffic, etc.)
- Identity & image
- Community compatibility, support and acceptance
- Deal complexity and contingencies
- Environmental quality
- Potential for community and business partnerships
- Financial terms, contingencies, & conditions
- Revenue enhancement potential

### Selection process

The District will evaluate offers received, and enter into a period of exclusive negotiations with the preferred offer or offers with the intention of undertaking further due diligence, and preparing the transaction documents for the acquisition of the property.

### Regulatory requirements and process

FHDA is a California community college district, one of three higher education systems in California, and is subject to all public laws and regulations relating to acquisition of new campus property. Acquiring land for the construction of a new education center is governed by regulations from the California Community College Chancellor's Office and the California Postsecondary Education Commission. These two state agencies require specific information and data on any potential land site before the College can proceed with the construction of facilities.

### Requested property information.

FHDA will conduct a thorough and intensive analysis once a preferred site is identified. In order to evaluate offers, and to determine their appropriateness, we are requesting that you provide information (per Attachment B) for any property that you would like considered. Following an initial review, FHDA may request additional information on those properties that appear to offer the best potential for a new Education Center.

### Information meeting

The District will host an informational meeting to provide further information and to answer questions regarding its acquisition process, site and facility requirements, evaluation criteria and conditions relating to the acquisition of property. This meeting will be held at the following time and location:

- April 25, 2011 at 3:30 PM
- Foothill-De Anza Community College District Board Room  
12345 El Monte Road  
Los Altos Hills, CA. 94022

### Questions and clarification

Proposers with questions or wishing clarification of the requirements relating to this request for offers may do so via email to Jim Goodell [jim@publicprivateventures.net](mailto:jim@publicprivateventures.net) or by phone at 626-795-0919. Questions and responses, along with any supplemental information provided by the District, will be available at the following website:

<http://www.measurec.fhda.edu/> (follow the links to Project Information, District Projects, Property Acquisition.

Except with the person(s) identified above, contact shall not be made by the proposers to any other district staff or board of trustees members during the solicitation process.

We appreciate your attention to this matter, and look forward to your response.

Sincerely,

Charles Allen  
Executive Director, Facilities and Operations  
Foothill De-Anza Community College District

*Attachments:*

Attachment A: Foothill Education Center Vision Statement

Attachment B: Property Information Questionnaire

## **ATTACHMENT A**

### **Foothill-De Anza Education Center**

#### **THE VISION**

A state-of-the-art educational center serving Silicon Valley through programs and partnerships that seamlessly transition individuals from high school to community college to the university and the workplace as well as offering a rich array of lifelong learning opportunities.

#### **THE MISSION**

The Center serves highly diverse student populations by offering support services and credit and noncredit programs in basic skills, transfer, and workforce preparation, as well as not-for-credit, fee-based community education. The target audiences are high school/regional occupational program graduates, workers who are retraining or upgrading skills, and lifelong learners.

#### **THE OPPORTUNITIES**

Programming is year-round and leverages partnerships with other colleges and universities, high schools, regional occupational programs, community based organizations, local government, business, and industry. Support services include placement testing, orientation, educational planning, job placement, internships, financial aid, tutoring, student activities, and veterans' services.

The Center specializes in "gateway" curricula that lead to family-sustaining jobs while laying the foundation for continued studies in higher-level career areas.

#### **Current and future programs include:**

- Emergency Medical Technician: 8 week (accelerated summer) and 12 month programs

- Paramedic: 12-month program
- Pharmacy Technology: 9-month program
- Child Development: 8 week (accelerated summer) and 12-24 month programs
- Mobile Web Application Development: 8 week (accelerated summer) and 12 month programs
- CISCO Networking: 8 week (accelerated summer) and 12 month programs
- Web Developer: 8 week (accelerated summer) and 12 month programs
- Language Academies: 8 week (accelerated summer) and 12 month programs
- ESLL Academy: 8 week accelerated program
- Solar Technology: 8 week (accelerated summer) and 12 month programs
- Digital Literacy: 8 week (accelerated summer) and 12 month programs
- Geriatric Home Aide: 8 week program year round
- Job Readiness: 6 week program year round
- Family Care Provider: 8 week program year round
- Parenting Educator: 8 week program year round
- Geospatial Technology: 12 – 24 month programs

**Current and future partners include:**

- Mission College
- University of California, Santa Cruz
- Pacific Oaks University
- Catholic Charities
- NOVA
- Job Corps
- Central County Occupational Center
- Peninsula Boys & Girls Clubs
- Headstart
- Family Engagement Institute
- Mountain View/Los Altos Union High School District
- Mountain View Chamber of Commerce
- Mountain View/Los Altos Adult Education
- Fremont Union High School District
- Palo Alto Adult Education
- Santa Clara County Office of Education
- San Jose Fire Department
- Association of Mexican American Educators
- Apple
- Cisco
- PG&E
- SolarTech

Additionally, the Center is a popular community event venue with programs on weekends and evenings that appeal to lifelong learners who are interested in:

- Creative writing
- Wellness
- Popular culture
- Current Events
- Fine Arts
- Travel

Programs and partnerships will evolve over time, but those listed are illustrative of the breadth and depth of curricular offerings, support services, and collaborative efforts.

## **ATTACHMENT B**

### **OWNERSHIP INFORMATION**

1. Owner name and contact information
2. Broker contacts, if any
3. Any contingencies to transfer of title to the District by the proposer

### **II. PROPERTY DESCRIPTION**

1. Description of location
2. Parcel map and assessor's parcel numbers
3. Site area (gross and usable acreage)
4. Current land uses and property conditions
5. Easements and other encumbrances
6. Topographic, seismic and soil conditions
7. Environmental conditions (e.g., hazardous materials, endangered species, wildlife habitat, wetlands, etc.)
8. Access and visibility (existing and planned roadways)
9. Availability of major utilities (existing and planned)

### **III. PROPERTY PLANS & CONTEXT**

1. Existing or proposed plans for the property and adjoining area
2. Possible relationship of the new Education Center to area development plans

### **IV. GOVERNMENTAL JURISDICTIONS**

1. Jurisdiction(s) with authority and discretionary approval over the subject property (e.g., land use and zoning, annexation, infrastructure and utilities)
2. General plan and zoning designation (current, pending and/or proposed) and Special zones/incentives, if applicable
3. Existing and proposed districts (e.g., CFD's Mello Roos districts, etc)
4. Annexation plans

### **V. ECONOMIC TERMS AND CONDITIONS**

1. Proposed terms and conditions of transaction
2. Timing and other considerations
3. Opportunities for joint ventures, joint occupancy, revenue sharing or other means of securing long-term value for the College





FOOTHILL-DE ANZA  
Community College District



Foothill College



De Anza College

# Board of Trustees Presentation

## Foothill - De Anza Community College District Board of Trustees

### Education Center Acquisition

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January 31, 2011

# Education Center Objectives

## ✓ Vision

- A state-of-the-art educational center serving Silicon Valley through programs and partnerships that seamlessly transition individuals from high school to community college to the university and the workplace as well as offering a rich array of fee based lifelong learning opportunities.

# Education Center Objectives

## ✓ Opportunity

- Create a regional education resource
- Create a state of the art learning environment
- Create a self sustaining entity

# Education Center Objectives

## ✓ Education

- Instruction
  - Basic skills
  - General education
  - Transfer
  - Non-credit
  - Career technical education
  - Contract education

# Education Center Objectives

## ✓ Education - continued

- Support Services
  - Counseling / advising
  - Financial aid
  - Tutoring
  - Job Placement
  - Student activities
  - Food services
  - Community referrals

# Education Center Objectives

## ✓ Education - continued

- Partnerships
  - Other schools
  - Employers
  - non-profits

# Education Center Objectives; continued

## ✓ Location

- Access for greatest number of potential students
- Community integration and acceptance
- Enhance service to underserved populations
- Partner with other entities, including municipalities

# Education Center Objectives; continued

## ✓ Financial

- Leverage Measure C bond dollars
- Contribution from host community
- Revenue enhancement for capital construction and operations



# Education Center Objectives; continued

## ✓ Functional

- ~50,000 gsf with flexibility and expansion capability to 100,000 gsf
- State of the art technology
- Adequate parking
- Campus like aesthetics
- Accessible (public, private, bikes, walking, ADA)
- Sustainable physical condition
- Meets Field Act standards

# Education Center Objectives; continued

- ✓ Regulatory
  - CPEC compliant
  - CEQA compliant
  - Zoning compliant
  - Other

# Education Center Objectives; continued

## ✓ What Defines Success?

- Site that best meets the goals set forth above
  - On the most favorable terms (least cost, highest value)
  - With cooperation from seller, the city, and other relevant agencies
  - With broad community support
- Site that enhances regional education opportunities