

Covina-Valley Unified School District

**Community Meeting
June 13, 2018**



Properties for Exchange

- **Griswold Site**

Approximately 9.6 acres of property located at 16209 E. San Bernardino Rd., Covina

- **Pioneer Site**

Approximately 8.82 acres of property located at 1651 E. Rowland Ave., West Covina

- **Vincent Children's Center Site**

Approximately 8.07 acres of property located at 1024 W. Workman Ave., West Covina

Process

- Input was received from the community and the Board of Education on the proposals received in September 2017
- It was determined that proposals received did not comply with what the community and Board of Education preferred
- March 2018, new proposals were created with the input from the community and Board of Education as requirements in the RFP

Process

- March 19, 2018 - April 20, 2018: Period to submit new RFP's for all three sites
- March 19, 2018: Advertised on Loop.net, District website, and Re/Max websites
- April 23, 2018: District administration, district realtor, and District's legal counsel opened and reviewed submitted proposals and prepared a summary to be given to the Board
- June 13, 2018: Community Meeting

Community Meeting Input

June 13, 2018

NOTES FROM THIS
MEETING TO BE SHARED IN
OPEN SESSION AT THE
BOARD MEETING JUNE 18.

Proposal Exchange Guidelines

- 75-year deed restriction
- Limiting project density to twenty-five residential units per acre
- Height of buildings to three stories above grade
- Restricting the opening of any cul-de-sac unless required by the City

Proposals Received

- **Six Proposals Received**
 - Providence Group, LLC
 - Lewis Land Developers, LLC
 - Meritage Homes
 - Warmington Residential
 - JB Development
 - Charles Company

Proposal Details

- Due diligence periods ranged from 60 to 150 days
- Initial deposits ranged from \$100,000 to \$500,000
- Pioneer Site value ranged from approximately \$8.8 million to a little over \$21 million
- Griswold Site value ranged from approximately \$9.6 million to \$20 million
- VCC Site value ranged from approximately \$7.9 million to a little over \$20 million
- Close of escrow ranged from 90 days to 18 months, with options for extensions

Comparison of Proposals

	Providence Group, LLC	Lewis Land Developers, LLC	Meritage Homes	Warmington Residential	Charles Company	JB Development
Properties	Pioneer VCC Griswold	Pioneer VCC Griswold	Pioneer VCC Griswold	Pioneer VCC Griswold	VCC	Pioneer VCC Griswold
Feasibility and Due Diligence Period Terms	<p>Pioneer: 60 days or 150 days</p> <p>VCC: 60 days or 150 days</p> <p>Griswold: 60 days or 150 days</p>	<p>Pioneer: 60 days Feasibility, 18 months due diligence.</p> <p>VCC: 60 days Feasibility, 18 months due diligence.</p> <p>Griswold: 60 days Feasibility, 18 months due diligence.</p>	<p>Pioneer: 105 days; 18 months due diligence.</p> <p>VCC: 105 days; 18 months due diligence.</p> <p>Griswold: 105 days; 18 months due diligence.</p>	<p>Pioneer: 60 days</p> <p>VCC: 60 days</p> <p>Griswold: 60 days</p>	<p>VCC: 150 days</p>	<p>Pioneer: not provided</p> <p>VCC: not provided</p> <p>Griswold: not provided</p>

	Providence Group, LLC	Lewis Land Developers, LLC	Meritage Homes	Warmington Residential	Charles Company	JB Development
Non-Refundable Good Faith Deposit	Pioneer- 5% (\$440,000) refundable deposit until end of due diligence period (DDP) and additional 5% non-refundable deposit at end of DDP	Pioneer- \$500,000 deposit, that becomes non-refundable as follows: \$100K day one, \$50K every 90 days until end of DPP.	Pioneer- \$100,000 refundable, at opening, plus \$400K additional deposits at various milestones until end of DDP	Pioneer- \$100,000 refundable deposit until end of DDP, \$25,000 non-refundable deposit every 90 days until closing	VCC- \$440,000 refundable deposit until end of DDP and additional \$440,000 non-refundable deposit at end of DDP	Pioneer- Not provided
	VCC- 5% (\$395,000) refundable deposit until end of DDP and additional non-refundable deposit 5% at end of DDP	VCC- \$500,000 deposit, that becomes non-refundable as follows: \$100K day one, \$50K every 90 days until end of DPP.	VCC- \$100,000 refundable at opening, plus \$400K additional deposits at various milestones until end of DDP	VCC- \$100,000 refundable deposit until end of DDP, \$25,000 at end of DDP, \$25,000 non-refundable deposit every 90 days until closing		VCC- Not provided
	Griswold- 5% (\$480,000) refundable deposit until end of DDP and additional non-refundable deposit 5% at end of DDP	Griswold- \$500,000 deposit, that becomes non-refundable as follows: \$100K day one, \$50K every 90 days until end of DPP.	Griswold- \$100,000 refundable, at opening, plus \$400K additional deposits at various milestones until end of DDP	Griswold- \$100,000 refundable deposit until end of DDP, \$25,000 non-refundable deposit every 90 days until closing		Griswold- Not provided

	Providence Group, LLC	Lewis Land Developers, LLC	Meritage Homes	Warmington Residential	Charles Company	JB Development
90 (Minimum Value NNN/Year, National Tenant, NNN Lease 10+ Years, Min 5 Cap	Pioneer- \$8,800,000 all cash or exchange for NNN Tenant of 10+ years VCC- \$7,900,000 all cash or exchange for NNN Tenant of 10+ years Griswold- \$9,600,000 all cash or exchange for NNN Tenant of 10+ years	Pioneer- \$21,150,000 all cash or promissory note VCC- \$20,000,500 all cash or promissory note Griswold- \$12,020,200 all cash or promissory note	Pioneer- \$14,500,000 all cash VCC- \$15,500,000 all cash Griswold- \$14,000,000 all cash	Pioneer- \$20,100,000 VCC- \$18,030,000 Griswold- \$17,050,000	VCC- \$8,800,000	Pioneer- Lark Ellen Villas, 23-unit condo in Covina, net worth of \$12,000,000-\$12,500,000. VCC- \$10,000,000 Griswold- \$10,000,000

Next Steps

- June 22, 2018: Contracts will be on the agenda for the Board of Education to take action
- Once the Board approves an exchange, the next steps commence at the city level including:
 - Inspections
 - Entitlements
 - CEQA
 - Construction