



*Compton Unified School District
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COMPTON UNIFIED SCHOOL DISTRICT

REQUEST FOR STATEMENT OF QUALIFICATIONS

AND REQUEST FOR PROPOSALS

FOR JOINT OCCUPANCY DEVELOPMENT OF A PORTION OF REAL PROPERTY OWNED BY COMPTON UNIFIED SCHOOL DISTRICT

Schedule*

Request for Qualifications/Proposals Issued: January 24, 2025

Deadline for Firms to Submit Questions: February 6, 2025

District to Publish Responses to Questions: February 17, 2025

Response to Request for Qualifications: February 21, 2025

Final Proposal/Qualifications: March 14, 2025

**Potentially subject to change*

**REQUEST FOR STATEMENT OF QUALIFICATIONS
AND REQUEST FOR PROPOSALS
FOR JOINT OCCUPANCY DEVELOPMENT OF REAL PROPERTY
OWNED BY COMPTON UNIFIED SCHOOL DISTRICT**

I. BACKGROUND

The Compton Unified School District (“**District**”) owns a fee simple interest in approximately 6.64 acres of real property located at 13305 San Pedro Street, Los Angeles, CA 90061; Assessor’s Parcel Numbers 6130-015-900, 901 & 902, commonly known as Vanguard Learning Center (“**Property**”). The Property is currently used as a charter school campus but has a significant amount of unused and underutilized space.

The District is requesting the submission of statements of qualifications and proposals (“**RFQ/P**”) from qualified development firms, partnerships, corporations, associations, persons, or professional organizations (“**Firm(s)**”) for the development of the Property (“**Proposed Project**”) as follows:

- The District seeks to ground lease approximately 289,000 square feet of the Property (“**Premises**”), described in the Offering Memorandum prepared by the District’s brokers, CBRE (“**Broker**”), and attached hereto as **Exhibit C**. in exchange for the design, construction, operation, maintenance, and all associated costs related to the development.
- The ground lease is being procured under the joint occupancy statutes (Education Code sections 17515, et seq.), attached hereto as **Exhibit A**. To initiate the joint occupancy process and authorize an RFQ/P for development of the Premises, on June 18, 2024, the District’s Board of Trustees approved Resolution No. 23/24-76, – Resolution of Intention of the Board of Trustees of the Compton Unified School District to Consider Proposals to Enter Into an Agreement to Develop a Portion of Real Property Located at 13305 South San Pedro Street, Los Angeles, California 90061 for Joint Occupancy, attached as **Exhibit B**.

“**Firm**” includes any companies (including partnerships, corporations, or sole proprietorships) that the Firm has acquired an ownership interest in (in whole or in part) or merged with during the past five (5) years.

II. DISTRICT’S DEVELOPMENT OBJECTIVES

1. Mission and Goals

The mission of the District is to empower leaders to lead, teachers to teach, and students to learn by fostering an environment that encourages leaders and teachers to be visionary, innovative and accountable for the achievement of all students. In support of its mission, the District continuously seeks to provide resources, educational opportunities and support to the students of the District and the community at large by generating long-term revenue for the District and supporting revitalization and beautification of the communities within the District’s boundaries. The District has demonstrated a commitment to beautification and revitalization by investing in the construction and remodeling of school facilities including athletic fields, educational facilities, and other projects that benefit students while providing beautiful neighborhood spaces within communities.

In furtherance of these efforts, the District desires to enter into a long-term ground lease with a developer lessee (of up to 99 years) to develop the Premises to best meet the District’s needs and the surrounding communities, while generating revenue to the District. The District is interested in creative uses of the Premises, including to develop multi-family housing. The District seeks to consider community needs and input, maximize job creation opportunities for community residents, generate long-term revenue to the District, and provide additional benefits to the District and community.

To achieve the District’s mission and goals, the District’s joint occupancy development of the Premises would

generate long term revenues for the District to benefit its students, education programs and facilities District-wide. Moreover, pursuant to the joint occupancy requirements, the District intends to occupy and use a portion of the Property for housing and administrative and/or educational uses that provide long-term community benefits.

2. Property Location/Conditions

The size and location of the Premises make it ideal for residential/multi-family housing development. There could also be mixed-use development opportunities that would benefit the District and community. Additional information about the location, layout and potential development opportunities for the Premises is provided in the Offering Memorandum attached as **Exhibit C**. The District intends to ground lease the Premises on an as-is condition, subject to certain limited representations and warranties.

III. RFQ/P TIMELINE

The District will follow the timeline below, however, it is a guideline only and is subject to change at the District's sole discretion, and without prior notice.

<u>TIMELINE</u>	
Issuance of RFQ/P:	January 24, 2025
Deadline for Firms to Submit Questions:	February 6, 2025
District to Publish Responses to Questions:	February 17, 2025
Responses to Statement of Qualifications:	February 21, 2025
Notice of Selection of Finalists:	February 28, 2025
Final Responses to RFQ/P Due:	March 14, 2025
Selection of Developer:	TBD
Negotiate Joint Occupancy Ground Lease Agreement:	TBD
Approval of Lease Agreement:	TBD

IV. INSTRUCTIONS

To identify highly qualified Firms interested in contracting with the District, the RFQ/P will proceed as follows:

RFQ Response – Due by February 21, 2025

The District requires that all interested Firms submit Responses to Statement of Qualifications (“**RFQ Responses**”) (organizational charts, qualifications, and references). The Firms selected to continue with the RFQ/P process will be invited to submit Final Responses.

Interested Firms must submit RFQ Responses, via email, to Sarine Abrahamian (sabrahamian@ohhlegal.com) and Tempestt Garland (tgardland@ohhlegal.com). **ALL RFQ RESPONSES MUST BE RECEIVED ON OR BEFORE 5:00 PM on February 21, 2025.** Specify “RFQ/P for Vanguard Learning Center – [Firm Name] – RFQ Response” in the subject line.

Notice of Selection of Finalists

On or before **February 28, 2025**, the District will notify and invite selected Firms to submit Final Proposals.

Final Response to RFQ/P – Due by March 14, 2025

For Firms that receive a Notice of Selection to continue with the RFQ/P process - **ALL FINAL RESPONSES MUST BE RECEIVED ON OR BEFORE 5:00 PM on March 14, 2025.** Specify “RFQ/P for Vanguard Learning Center – [Firm Name] – Final Response” in the subject line.

No corrected or resubmitted Final Responses will be accepted after the above deadline. Any Final Responses or corrected modified Final Responses submitted after the deadline may be deemed non-responsive and returned or discarded.

V. QUESTIONS

Questions

Questions regarding this RFQ/P shall be directed to Sarine Abrahamian (sabrahamian@ohhlegal.com) and Tempestt Garland (tgardland@ohhlegal.com). (collectively, “Point of Contact”). **All questions must be submitted by 5:00 PM on February 6, 2025.** Specify “RFQ/P for Vanguard Learning Center – [Firm Name] – Final Response” in the subject line. Responses to all questions received will be posted on the District’s website on or before February 17, 2025.

Questions via phone calls or other modes of communication other than e-mail will not be considered.

VI. MANDATORY QUIET PERIOD

From the date of issuance until the RFQ/P process is completed, any interested Firm and/or their agent or representative, shall not communicate with any District administrator, staff member, member of the Board, member of the Measure AAA and Measure S Citizens’ Bond Oversight Committee, member of any other Board or Board appointed committee, or District consultant, excluding Broker regarding this RFQ/P. All communications must be transmitted to the Point of Contact named herein. Any interested Firms violating the communications prohibition may be disqualified at the District’s discretion.

VII. PROJECT REQUIREMENTS

The District will engage in the development of the Premises according to the following requirements. The District intends to select a qualified Firm who can demonstrate strong relevant experience with similar projects, financial capacity, and alignment to the District’s mission and goals as outlined above. Evidence of ability to finance, undertake and complete the Proposed Project is crucial to a successful submission.

1. The District does not wish to participate in any way in financing of the Proposed Project.
2. The selected Firm would be expected to provide funding for all aspects of the design, construction, and operation of the Proposed Project, at its own cost and expense. Moreover, the District may seek reimbursement from the selected Firm for consultant costs associated with the Proposed Project.

3. The District will give significant weight to any proposals that provides for a non-refundable upfront payment of a minimum of one million dollars (\$1,000,000). The District anticipates that it will incur costs related to conducting the RFQ/P, reviewing proposals, executing a lease and maintaining compliance with Education Code requirements. This payment is intended to offset the District's costs and may be applied as prepaid rent during the term of any lease agreement. In the evaluation process, the District will look favorably on Firms willing to assume brokerage commission payments to the District's brokers, as set forth in the brokerage agreement between District and its Broker.
4. The selected Firm will be required to demonstrate adequate debt and equity financing to construct and operate the Proposed Project.
5. The selected Firm will be responsible for payment of any applicable property taxes for the Premises and personal property taxes for the development but may be entitled to apply for applicable property tax exemptions.
6. The selected Firm will likely be required to pay prevailing wages for construction and development of the Proposed Project.
7. The selected Firm, with the assistance of the District, will be responsible for obtaining the required environmental approvals and land use entitlements for the Proposed Project.
8. If the Proposed Project requires the District to relocate personnel from the Premises, the District reserves the right to require the selected Firm to pay the District's reasonable costs, including, but not limited to, moving expenses.
9. The selected Firm will be required to work closely with and consider the District a partner in its planning, design and construction process. The ground lease agreement will require the selected Firm to prepare and secure District staff's approval for an overall work plan for all design and construction activities for the Project. The District will also retain the right to approve the design of the Proposed Project at the schematic design, design document and construction document phases.
10. Where feasible, construction activities for the Proposed Project shall not unreasonably interfere with District operations on the Property, if any.
11. The selected Firm will be required to comply with standards for property maintenance, property management, capital replacement reserves, reporting requirements, and other operational requirements specified in the lease.
12. The District in its sole discretion reserves the right to prohibit certain uses of the Premises, regardless of what the City of Compton, state or current zoning laws allow. Examples may include but are not limited to cannabis production, distribution or sales, adult themed operations of any kind, or any use that is harmful to minors.

Requirements per the Joint Occupancy Statutes

The requirements set forth in joint occupancy statutes for development of the Premises, see **Exhibit A**, include but are not limited to the following:

1. Any building, or portion thereof, that is occupied or used by a private entity shall be subject to the zoning and building code requirements of the Unincorporated Los Angeles County. (Ed. Code § 17515.)
2. The term of any lease or agreement shall not exceed ninety-nine (99) years. (Ed. Code § 17517.)
3. Title to the portion of the building to be occupied by a private individual, firm, local governmental agency

or corporation shall remain exclusively the property of said entity during the term of the ground lease, and title to that portion of the building or facility occupied, or to be occupied by the District shall vest in the District upon completion and acceptance by the District. (Ed. Code § 17518.)

4. The selected Firm must construct, or provide for the construction of, a building or buildings for the joint use of the school district on the Premises. (Ed. Code § 17528.)
5. No rental fee or other charge for District's use of a building or a portion of the Proposed Project shall be paid by the District. (Id. § 17518(a).)
6. The Board has approved a resolution of intention to consider proposals. The Board may select the proposal that best meets the needs of the District. (Ed. Code §§ 17521-17522.)
7. The District may enter into a lease or agreement with the selected Firm after Board approval of the selected proposal. (Ed. Code § 17524.)
8. The selected Firm must either file a bond for the performance of the lease or agreement, or an irrevocable letter of credit for the performance of the lease or agreement. (*Id.*) The District will consider other forms of guarantees that would satisfy this requirement and provide protections for the District.

VIII. CONTENT OF RFQ RESPONSE AND FINAL RESPONSES

Each Firm's Response must be consecutively numbered on each page and must include the following information, using the following outline structure, except as may be otherwise directed. The Firm's Response shall be **no longer than seventy-five (75) pages**, inclusive of résumés, forms, and pictures, and tabbed according to the numbering system reflected below.

1. **Content of RFQ Response.** Responses must be concise, well organized, and demonstrate Firm's qualifications, and shall be formatted as outlined below.
 - 1.1. **Letter of Interest.** A dated Letter of Interest must be submitted, including the legal name of the Firm(s), address, telephone, and fax numbers, and the name, title, and signature of the person(s) authorized to submit the Response on behalf of the Firm. The signatory shall be a person with legal authority to bind the selected Firm, and key partners as required for this RFQ/P. NOTE: The signatory must be an employee of the responding entity on the development team that will be providing project financing. The Letter of Interest should identify the development team's primary contact (include address, e-mail address and telephone number) who is responsible for all District queries made during the intake and processing of the response.

If proposing joint venture partners and subcontractors, include company name(s), the types of services to be provided by each, and the primary contact for each.
 - 1.2. **Table of Contents.** A table of contents of the material contained in the RFQ Response should follow the Letter of Interest.
 - 1.3. **Executive Summary.** The executive summary should contain an outline of the Firm's approach, along with a brief summary of the Firm's qualifications.

- 1.4. **Team Organization Chart.** Provide an organizational chart and succinct narrative describing the role and relevant background experience of each of the key individuals who will be involved in implementation of the Proposed Project and address the availability of resources, experience and capabilities to assure timely implementation of the Proposed Project. Describe overall project management structure and accountabilities.
- 1.5. **Project Management Design and Construction.** For the design and development of the Proposed Project, provide a description of the Firm's overall project management structure and a description of the reporting relationships and accountabilities between individuals. Describe the Firm's approach to communications within your team and between your team and the District. This section shall identify the contact person with primary responsibility for the Project, the key personnel proposed to work on the Proposed Project, and joint venture partners and subcontractors. The persons listed will be considered committed to the Proposed Project with no substitutions without prior agreement.
- 1.6. **Identify Project Financing.** Identify the responding entity who will be providing specified project financing, as well as any other key members of the development team, including the actual Proposed Project lead for day-to-day management of the Proposed Project and any other consultants included on the development team at this time (name of individual(s), firm address, e-mail address and telephone number). At a minimum, the submittal shall identify the lead responding firm, joint venture partner firms, and experts in development operations.
- 1.7. **Development Experience.**
- 1.7.1. **Completed Projects.** Provide a minimum of three (3) and a maximum of six (6) development projects which have been completed by the team, including identification and a brief description of each project's square footage, city and street address, construction/completion time frames and dates, and identification and role of the team members in the project. Photographs and/or graphics of projects must be included. Client and public agency references related to these projects shall be included. All projects are to have been completed within the last ten (10) years.
 - 1.7.2. **Project Deadlines.** Identify established methods and approaches utilized by your Firm to successfully meet deadlines, and provide examples demonstrating effective use of stated methods and approaches.
 - 1.7.3. **References.** Provide a minimum of three (3) references knowledgeable of the Firm's projects undertaken (whether still pending or completed) within the last five (5) years. Educational institutions or other public agency references are preferred. For each reference, please provide a contact person, address, and telephone number(s).
 - 1.7.4. **Additional Data.** Provide additional information about the Firm as it may relate to the Firm's Response. This can include letters of reference or testimonials.
 - 1.7.5. **Conflicts of Interest.** If applicable, provide a statement of any recent, current, or anticipated contractual obligations that relate in any way to similar work, the Proposed Project, or the District that may be a potential conflict of interest.
- 1.8. **Legal Issues.** Please respond to each of the following questions:
- 1.8.1. Is there now pending any legal action against the Firm similar or any employee of the Firm? If so, please describe such pending action.
 - 1.8.2. Have there been any settlements or judgments involving such actions within the last five (5) years? Please describe each such settlement or judgment, including the nature of the action and the

amount of recovery.

- 1.8.3. Has the Firm or any of its employees ever been subject to litigation in connection with services or projects similar to the services or projects in this RFQ/P? If the answer is “yes,” please describe each litigation including its status.
- 1.8.4. Has the Firm had any contract terminated for cause within the last five (5) years? If the answer is “yes,” please describe why the contract was terminated for cause.

2. Proposal Requirements.

2.1. Description of Proposed Project:

- 2.1.1. Describe key elements of the Proposed Project.
- 2.1.2. Describe the manner in which the Proposed Project will benefit the District, development team and other stakeholders.
- 2.1.3. Description of the Firm’s “Value Proposition” and unique expertise your team brings to the Proposed Project.
- 2.1.4. Provide your ideas for the District’s use of the site and your proposed use of the site. Describe how the Proposed Project will further the District’s objectives and goals.

2.2. Public-Private Partnerships.

- 2.2.1. Describe the quality, complexity, stability and longevity of the Firm’s partnerships with public agencies. Of particular importance is any development experience with other educational institutions, any specific examples of successfully working on a challenging project with a public entity, and public sector references.

2.3. Operations Plan and Revenue Generation Opportunities.

- 2.3.1. The following items will be the key criteria by which submissions for this section will be evaluated:
 - 2.3.1.1. Overall approach to operating and maintaining the Proposed Project.
 - 2.3.1.2. Show financial capacity of the development team, which forms the basis of the development team’s Proposed Project.

3. District’s Evaluation / Selection Process.

Firms will be asked to provide background on experience, resources, and expertise needed to design and construct a successful Proposed Project on time and on budget. Past design and development experience, especially with similar types of projects, will be a critical factor in evaluating the RFQ/P responses. A development team’s financial capacity and its ability to provide financing will be important factors in determining the most qualified development team. Key criteria for RFQ/P evaluations will include the following qualifications and experience of the development team:

- Provide the best approach for the Proposed Project to support the District’s overall objectives as described in this RFQ/P;
- Provide cost effective solutions to meet the District’s programmatic requirements;
- Demonstrate financial ability to provide project financing for the Proposed Project; and

- Demonstrate knowledge and experience to successfully design and construct similar types of facilities as those proposed for private use on the District's Property.

The District may select the top ranked development team(s) that meet the minimum qualifications to participate in interviews with staff to discuss their vision, qualifications and Proposed Project approach. In the interview step, the selection process will be based upon the merits of a development team's qualifications, preliminary vision to support the architectural, programmatic and financial goals and aspirations of the District, and their performance in the interview.

In addition, the top ranked development team(s) will be required to review and comment on a draft term sheet that outlines the key contractual terms and conditions with the District. The District reserves the right to request a "Best and Final Offer" from the top ranked development team(s), after final RFP submissions are received.

Any award of a contract will be subject to approval by the District's Governing Board.

4. **Terms and Conditions.**

- 4.1. The District reserves the right to contract with any Firm responding to this RFQ/P, to reject any Response as non-responsive, and not to contract with any Firm, or any part thereof. The District makes no representation that participation in the RFQ/P process will lead to an award of contract or any consideration whatsoever. The District reserves the right to seek Responses from, or to contract with, any Firm not participating in this process. The District shall in no event be responsible for the cost of preparing any Responses to this RFQ/P.
- 4.2. Responses to this RFQ/P will become the property of the District and subject to the California Public Records Act, Government Code sections 6250 et seq. Those elements in each response that are trade secrets as that term is defined in Civil Code section 3426.1(d) or otherwise exempt by law from disclosure and which are prominently marked as "TRADE SECRET," "CONFIDENTIAL," or "PROPRIETARY" may not be subject to disclosure. The District shall not be liable or responsible for the disclosure of any such records including, without limitation, those so marked if disclosure is deemed to be required by law or by an order of the Court. A Firm that indiscriminately identifies all or most of its response as exempt from disclosure without justification may be deemed non-responsive. In the event the District is required to defend an action on a Public Records Act request for any of the contents of a response marked "TRADE SECRET," "CONFIDENTIAL," or "PROPRIETARY" the Firm agrees, by submission of its response for the District's consideration, to defend and indemnify the District from all costs and expenses, including attorneys' fees, in any action or liability arising under the Public Records Act.
- 4.3. The selected Firm(s) and each of its (their) sub-consultants and/or co-venture partners, shall comply with all applicable federal and California laws, including, but not limited to, Title VII of the Civil Rights Act of 1964, as amended, Executive Orders 11246, 11375, and 12086, the California Fair Employment and Housing Act beginning with Government code section 12900, Labor Code section 1735, and any other applicable federal and state laws and regulations hereinafter enacted, including the Federal Americans with Disabilities Act (ADA). Firms shall be responsible for establishing and implementing an ADA program within the Firm's work place. Firms shall not discriminate against any prospective or active employee based on race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, or military and veteran status. The selected respondent shall cause the above provisions to be inserted in all subcontracts for any work covered by this RFQ/P so that such provisions will be binding upon each sub-consultant.
- 4.4. The District reserves the right to amend this RFQ/P by means of addenda.

Exhibit A

California Education Code sections 17515-17526

17515

Any school district may enter into leases and agreements relating to real property and buildings to be used jointly by the district and any private person, firm, local governmental agency, as defined in paragraph (3) of subdivision (f) of Section 4420 of the Government Code, or corporation pursuant to this article. As used in this article, "building" includes onsite and offsite facilities, utilities and improvements that, as agreed upon by the parties, are appropriate for the proper operation or function of the building to be occupied jointly by the district and the private person, firm, or corporation. It also includes the permanent improvement of school grounds.

Any building, or portion thereof, that is used by a private person, firm, local governmental agency, as defined in paragraph (3) of subdivision (f) of Section 4420 of the Government Code, or corporation pursuant to this section shall be subject to the zoning and building code requirements of the local jurisdiction in which the building is situated.

Section 53094 of the Government Code shall not be applicable to uses of school district property or buildings authorized by this section, except in the case of property or buildings used solely for educational purposes.

17516

(a) Before the governing board of a school district enters into a lease or agreement pursuant to this article, it shall own a site upon which a building to be used by the district and private person, firm, local governmental agency, as defined in paragraph (3) of subdivision (f) of Section 4420 of the Government Code, or corporation may be constructed and shall have complied with the provisions of law relating to the selection and approval of sites.

(b) This section shall not apply to any building to be acquired by purchase pursuant to Article 2 (commencing with Section 17110) of Chapter 16 of Part 10.

17517

The term of a lease or agreement entered into by a school district pursuant to this article shall not exceed 99 years.

17518

(a) The governing board of a school district may let to any private person, firm, local governmental agency, as defined in paragraph (3) of subdivision (f) of Section 4420 of the Government Code, or corporation, any real property that belongs to the district if the instrument by which the property is let requires the lessee therein to construct on the demised premises, or provide for the construction thereon of, a building or buildings for the joint use of the school district and the private person, firm, local governmental agency, as defined in paragraph (3) of subdivision (f) of Section 4420 of the Government Code, or corporation during the term of the agreement.

(b) However, title to that portion of the building to be occupied by the private individual, firm, local governmental agency, as defined in paragraph (3) of subdivision (f) of Section 4420 of the Government Code, or corporation shall remain exclusively the personal property of the private party during the term of the lease and the title to that portion of the building to be occupied by the district shall vest in the district upon completion thereof and acceptance thereof by the school district. No rental fee or other charge for the use of the building shall be paid by the district.

17519

Any lease of real property by a school district to a private person, firm, local governmental agency, as defined in paragraph (3) of subdivision (f) of Section 4420 of the Government Code, or corporation pursuant to this article shall be upon the terms and conditions as the parties thereto may agree and may be entered into without complying with any provisions of this code except as provided in this article. However, any lease or agreement pursuant to this article shall be subject to Article 7 (commencing with Section 35230) of Chapter 2 of Part 21.

17520

Before entering into a lease or agreement pursuant to this article, the governing board of a school district shall comply with Section 17521.

17521

For the purposes of receiving proposals for the joint occupancy of a building to be constructed on school property, the board shall, in a regular open meeting, adopt a resolution declaring its intention to consider the proposals. The resolution shall describe the proposed site on which the building to be jointly occupied is to be constructed in a manner so as to identify the site, shall specify the intended use of that portion of the building that is to be occupied by the district, and shall fix a time not less than 90 days thereafter for a public meeting of the governing board to be held at its regular place of meeting, at which meeting the board shall receive and consider all plans or proposals submitted.

17522

Notice of adoption of the resolution and the time and place of holding the meeting shall be given by publishing the resolution at least once a week for three weeks in a newspaper of general circulation published in the district if there is one, or if none is published in the district, in a newspaper published in the county.

17523

At the time and place fixed in the resolution for the meeting of the governing board, the board shall meet and consider all plans and proposals submitted for the joint occupancy of the building to be constructed on the proposed schoolsite.

17524

(a) After considering all proposals submitted, the governing board of the school district may, subject to Section 17525, select the plan or proposal that best meets the needs of the school district and enter into a contract incorporating that plan or proposal either as submitted or as revised by the governing board of the school district.

(b) The governing board shall require any person, firm, local governmental agency, as defined in paragraph (3) of subdivision (f) of Section 4420 of the Government Code, or corporation with whom it enters into a lease or agreement pursuant to this article to file one of the following, as determined by the governing board:

(1) A bond for the performance of the lease or agreement.

(2) An irrevocable letter of credit issued by a state or national bank or a federal or state credit union for the performance of the lease or agreement.

17525

Any building constructed for the use of a school district pursuant to this article is subject to Sections 17280 to 17313, inclusive, and all other provisions of this code relating to the physical structure of school buildings.

17526

The provisions of this article prevail over any provisions of law that conflict therewith.



COMPTON UNIFIED SCHOOL DISTRICT

ITEM NO. 23/24-5139

RESOLUTION 23/24-76

**RESOLUTION OF INTENTION OF THE BOARD OF TRUSTEES OF THE COMPTON
UNIFIED SCHOOL DISTRICT TO CONSIDER PROPOSALS TO ENTER INTO AN
AGREEMENT TO DEVELOP A PORTION OF REAL PROPERTY LOCATED AT
13305 SOUTH SAN PEDRO STREET, LOS ANGELES, CALIFORNIA 90061 FOR
JOINT OCCUPANCY**

June 18, 2024

WHEREAS, the Compton Unified School District ("District") is the owner of certain real property located at 13305 South San Pedro Street, Los Angeles, California 90061; Assessor's Parcel Number 6130-015-902, more commonly known as Vanguard Learning Center Middle School ("Property"). The Property is currently used as a middle school campus, but has a significant amount of unused and underutilized space; and

WHEREAS, in support of its mission, the District seeks to provide resources, educational opportunities, and support to its students and the local community at large by generating long-term revenue for the District and supporting the revitalization and beatification of the communities within the District's boundaries; and

WHEREAS, the District has demonstrated a commitment to beautification and revitalization by way of investment in the construction and remodeling of school athletic fields and other projects that benefit students while providing beautiful neighborhood spaces within communities; and

WHEREAS, in furtherance of these efforts, the District intends to explore opportunities to develop its real property, including the Property, by partnering with private developers and/or other public agencies; and

WHEREAS, any such partnering efforts will be through a thorough, transparent, and legally permitted process which considers community needs and input, maximizes job

creation opportunities for community residents, generates long-term revenue to the District and provides additional benefits to the District and the local community; and

WHEREAS, the District is authorized to enter into leases and agreements with any private person, firm, local government agency, or corporation, in which the other party either constructs, or provides for the construction of, a building for joint occupancy through a request for statement of qualifications and request for proposals (“RFQ/P”) process, and may select the proposal that best meets the needs of the District, pursuant to Education Code sections 17515 et seq.; and

WHEREAS, it is the District’s intent to accept proposals for a joint occupancy development of a portion of the Property, for a term not to exceed ninety-nine (99) years, in the manner required by Education Code sections 17521 and 17522; and

WHEREAS, the District will consider written proposals for joint occupancy development of the Property, including for mixed and residential use(s) to maximize revenues in response to the RFQ/P and for the uses specified in the RFQ/P at a regularly scheduled Board meeting at 501 S. Santa Fe Avenue, Compton, California, in the District’s Board Room on a date that is noticed via publication prior to the meeting; and

WHEREAS, the District may thereafter enter into a joint occupancy development agreement for a portion of the Property, or may reject all proposals; and

WHEREAS, previously Education Code section 17524(a) required the selected developer’s proposal to be submitted to the State Board of Education for approval prior to the District entering into a binding agreement with the selected developer, however this requirement was repealed as of June 2020, and all approval authority is now with the District; and

WHEREAS, Education Code section 17524 requires that any party with whom the District enters into a joint occupancy agreement, pursuant to Education Code sections 17515 et seq., shall file one of the following, as determined by the District:

1. A bond for the performance of the agreement;
2. An irrevocable letter of credit issued by a state or national bank or a federal or state credit union for the performance of the agreement.

WHEREAS, under Education Code section 17521, the Board shall specify the intended use of that portion of the Property that is to be occupied by the District; and

WHEREAS, the District will give notice of adoption of this Resolution and the time and place of the Board meeting to consider received proposals by publishing this Resolution once a week for a three-week period in a newspaper of general circulation; and

WHEREAS, the District reserves the right to waive minor irregularities or reject all proposals and to withdraw the Property from consideration for joint occupancy; and

WHEREAS, the District may select the joint occupancy proposal that complies with Education Code sections 17515 et seq., and that best meets the needs of the District, and may thereafter enter into an agreement incorporating that proposal either as submitted or as revised by the Board; and

WHEREAS, the Board has determined that it is in the best interests of the District to seek proposals to enter into an agreement to develop the Property for joint occupancy.

NOW, THEREFORE, BE IT RESOLVED that the District's Board of Trustees ("Board") hereby finds, determines and orders as follows:

Section 1. The foregoing recitals are adopted as true and correct.

Section 2. The Board hereby authorizes staff to provide notice of the Compton Unified School District's intent to accept proposals for the joint occupancy of a portion of the Property, for a term not to exceed ninety-nine (99) years, in the manner required by Education Code sections 17521 and 17522.

Section 3. That the District will consider written proposals for joint occupancy development of a portion of the Property to maximize revenues in response to the RFQ/P and for the uses specified therein at a regularly scheduled Board Meeting noticed via publication prior to the meeting unless that date is otherwise amended via publication by the Superintendent or designee.

Section 5. The Board authorizes staff to issue an RFQ/P, and evaluate all proposals, plans, and packages submitted for joint occupancy development of the Property, and to provide a report and recommendation to the Board for its consideration.

Section 6. After considering all proposals submitted, the Board shall select the proposal that best meets the needs of the District and enter into an agreement incorporating that proposal either as submitted or as revised by the Board of the District, or reject all proposals.

Section 7. The Superintendent, or designee, is authorized to cause the notice of the adoption of this Resolution of Intention and of the time and place of the scheduled Board meeting, to be given by publishing the notice not less than once a week for three successive weeks before the District will receive and consider proposals in a newspaper of general circulation published in the City of Compton, located in Los Angeles County, pursuant to Education Code section 17522.

Section 8. The Superintendent, or designee, is hereby further authorized to perform all actions and execute all documents necessary to carry out the intent of this Resolution.

APPROVED, PASSED AND ADOPTED by the Board of the District on this **18th** day of **June 2024** by the following vote:

AYES: 7 NOES: 0 ABSENT : 0 ABSTENTIONS : 0



Micah Ali
President of the Governing Board

I, Alma Taylor Pleasant, Clerk of the Governing Board of the Compton Unified School District of Compton, California, do hereby certify that the foregoing is a full, true, and correct copy of a resolution adopted by said Board at the regularly scheduled and conducted meeting held at the time and place stated, which Resolution is on file and of record in the office of said Board.



Alma Taylor Pleasant
Clerk of the Governing Board

A PORTION OF THE VANGUARD LEARNING CENTER CAMPUS

13305 SAN PEDRO STREET | LOS ANGELES, CA 90061

RESIDENTIAL OPPORTUNITY

THIS EXCEPTIONAL CO-OCCUPANCY OPPORTUNITY IS READY FOR REIMAGINATION!
IDEAL FOR RESIDENTIAL DEVELOPMENT, RANGING FROM A SMALL LOT SUBDIVISION OR AFFORDABLE
WORKFORCE HOUSING TO MULTIFAMILY AND OTHER POTENTIAL MIXED USES.
JUST BRING YOUR VISION TO THIS UNIQUE GROUND LEASE OPPORTUNITY.

OFFERING MEMORANDUM

FOR MORE INFORMATION

EDWARD MATEVOSIAN

Lic. 01358783 | + 1 818 502 6744 | edward.matevosian@cbre.com

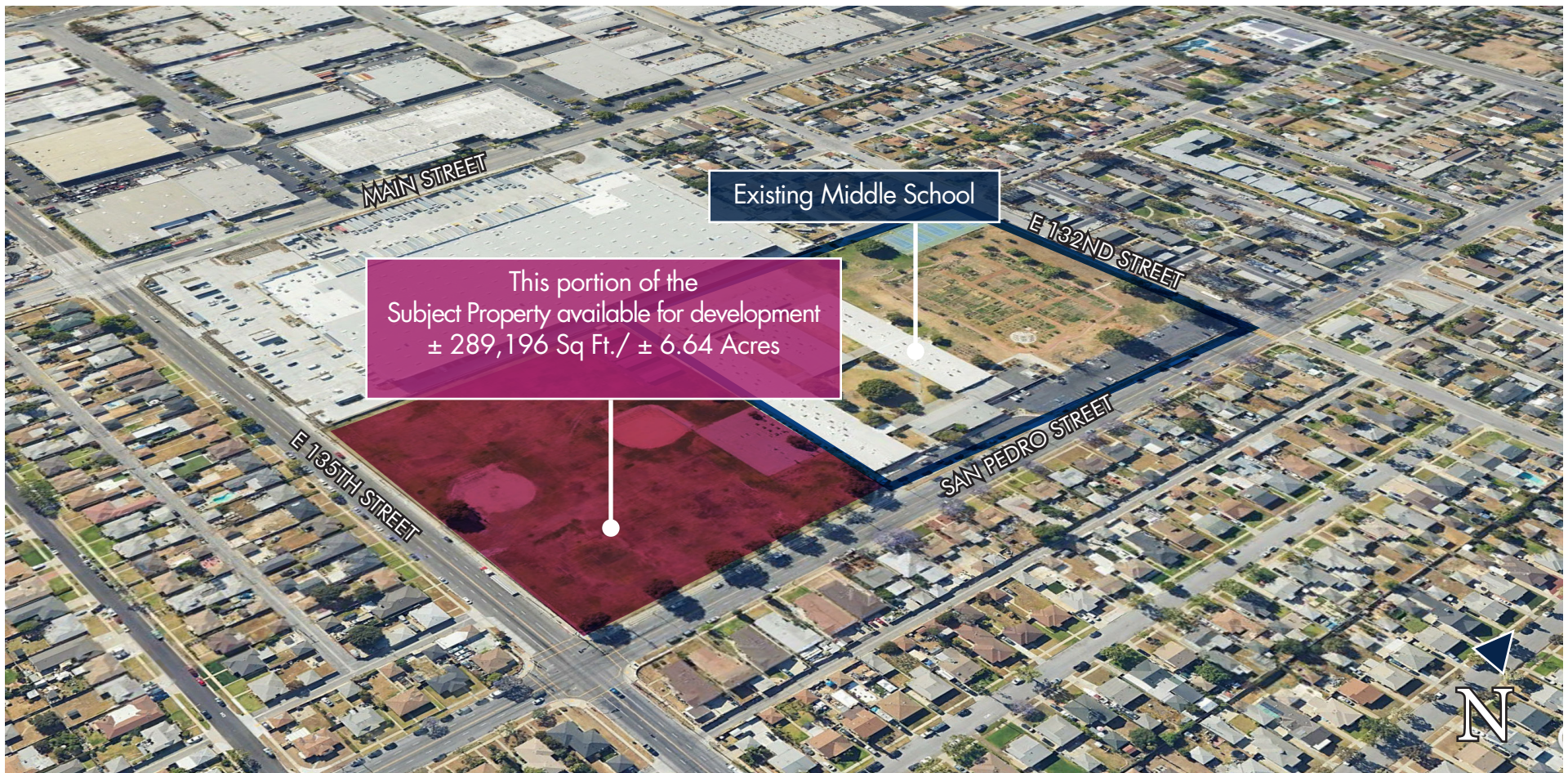
CBRE

Imagery Date: 1/18/2024

REQUEST FOR STATEMENT OF QUALIFICATIONS AND PROPOSALS

Compton Unified School District is seeking proposals from qualified development partners to develop a portion of an existing Middle School, located in Unincorporated Los Angeles County, bordering the City of Compton.

RFQ/P requirements and additional information can be found in the District's RFQ/P, attached to this offering.



THE OFFERING

LAND SIZE

289,196 Sq Ft.

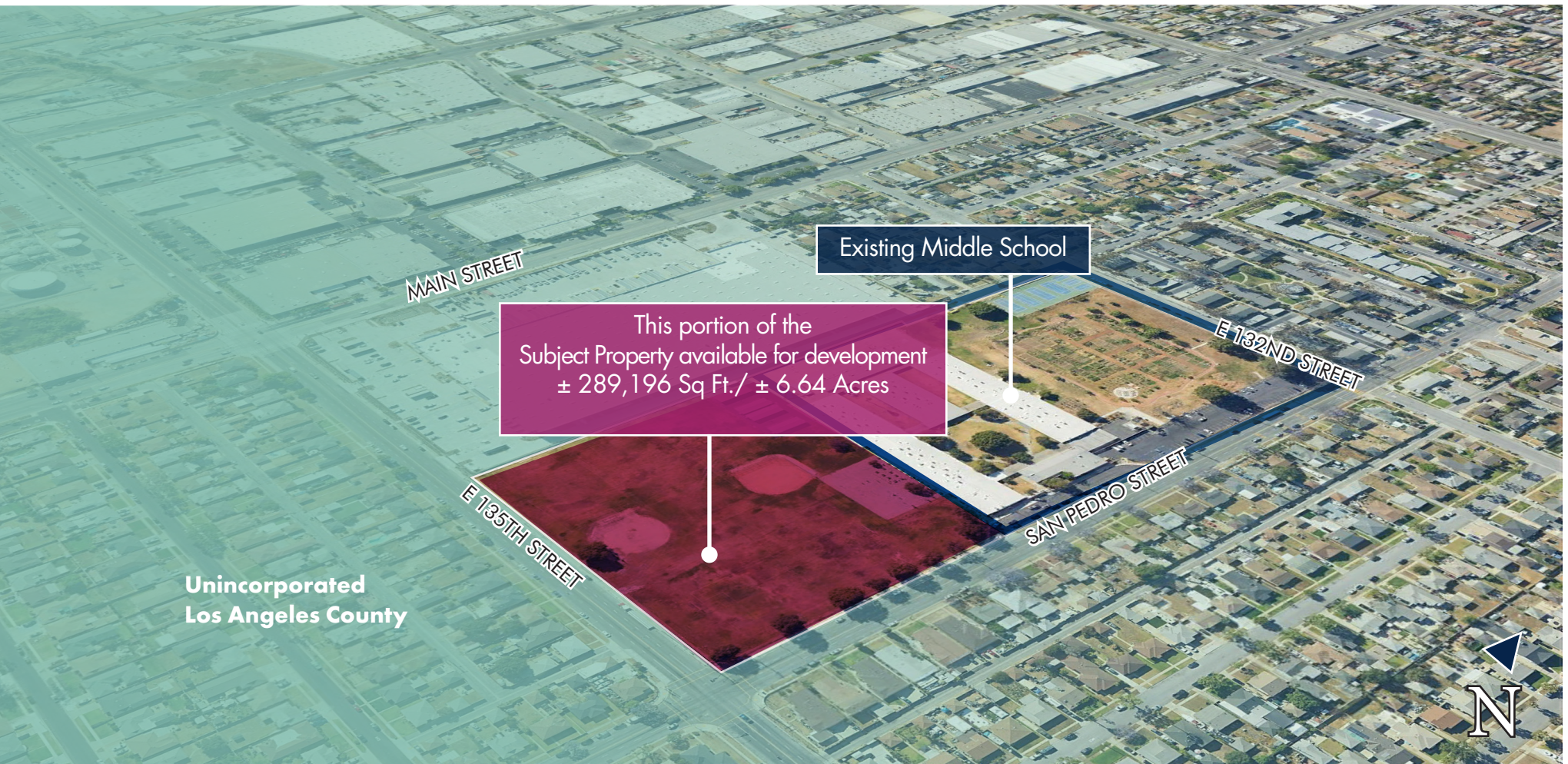
PARCEL NO.

6130-015-900,
901, 902

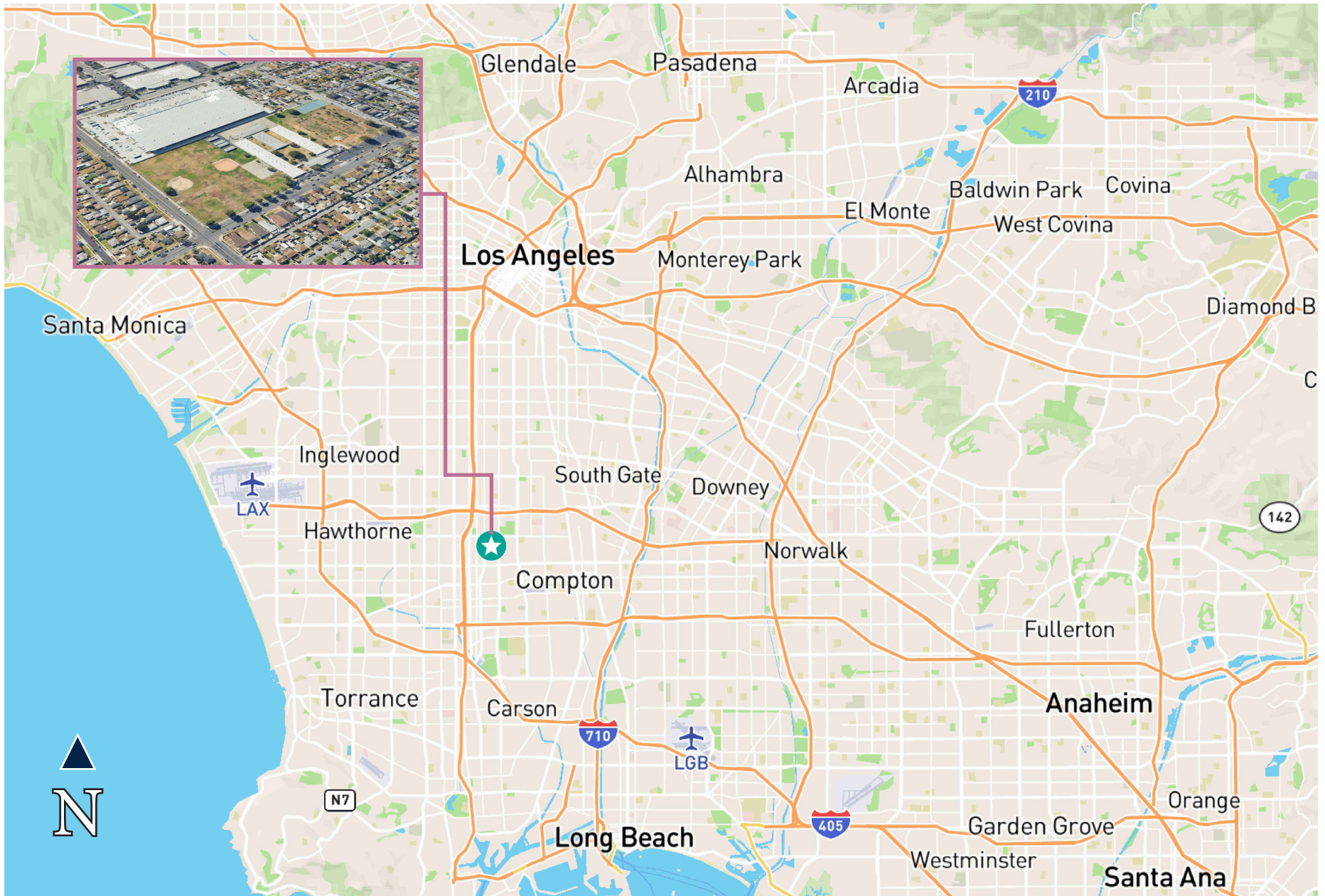
LAND USE

Existing School Property

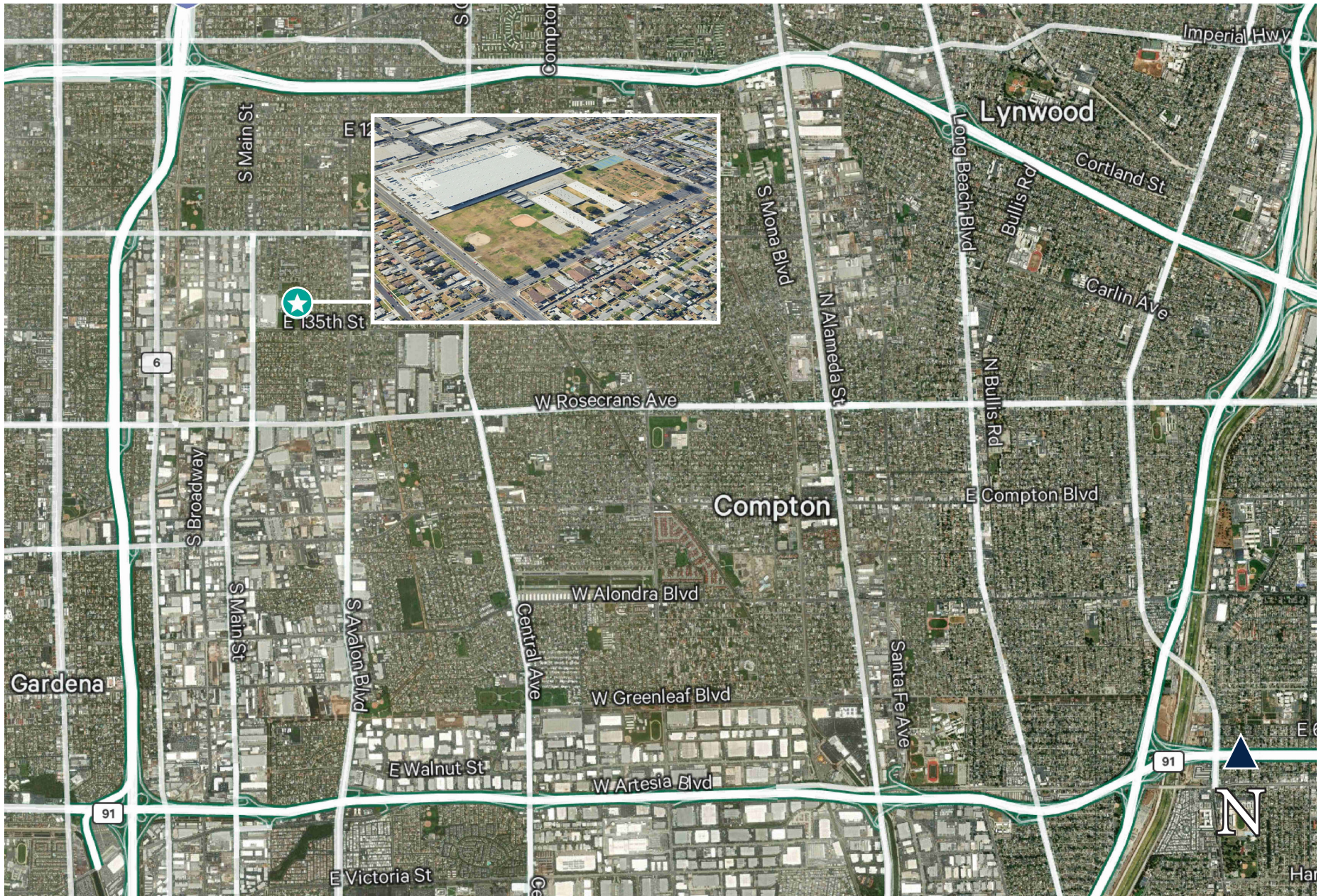
This rare land assemblage and development opportunity is available on a long term ground lease and is ideally suited for residential/multifamily development, and/or other potential mixed uses subject to City of Compton approvals.



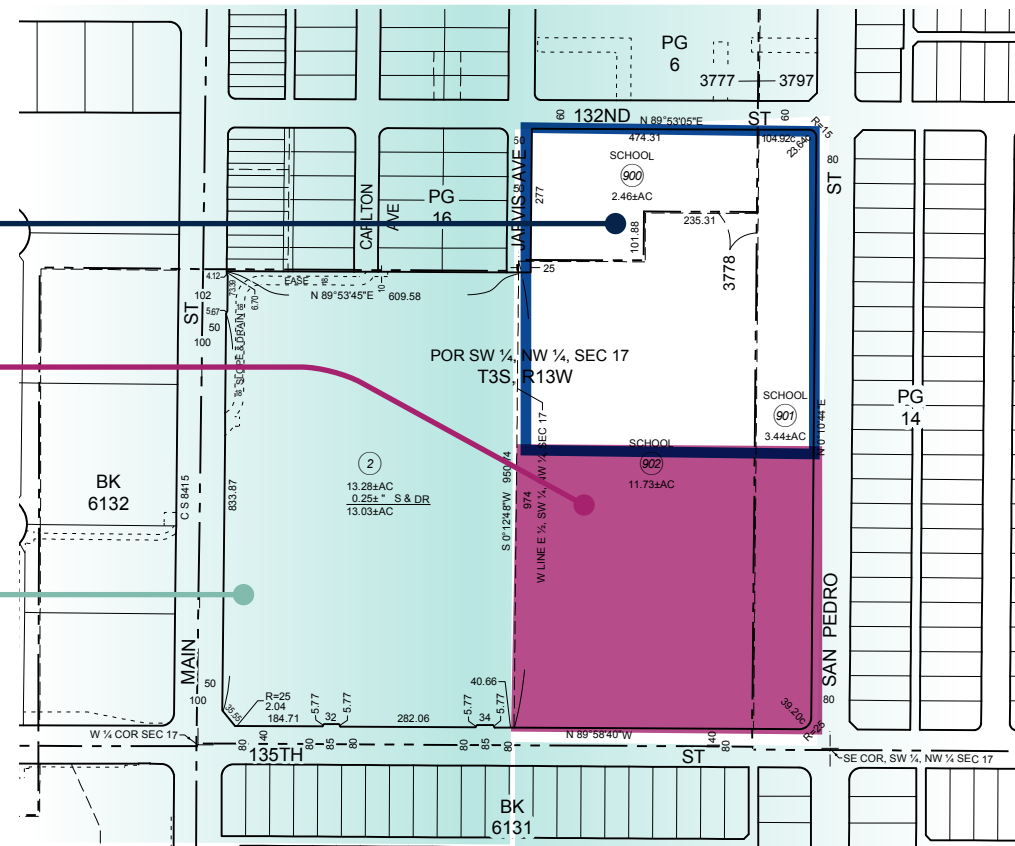
AREA MAP



CENTRAL LOS ANGELES AREA MAP



APN 6130-015-900, 901, 902 | ± 289,196 Sq. Ft. / 6.64 AC

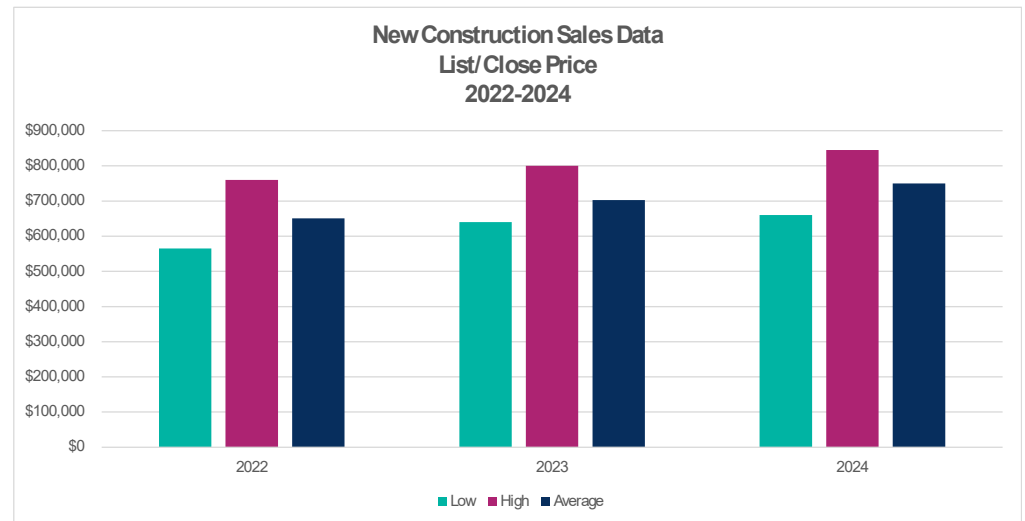
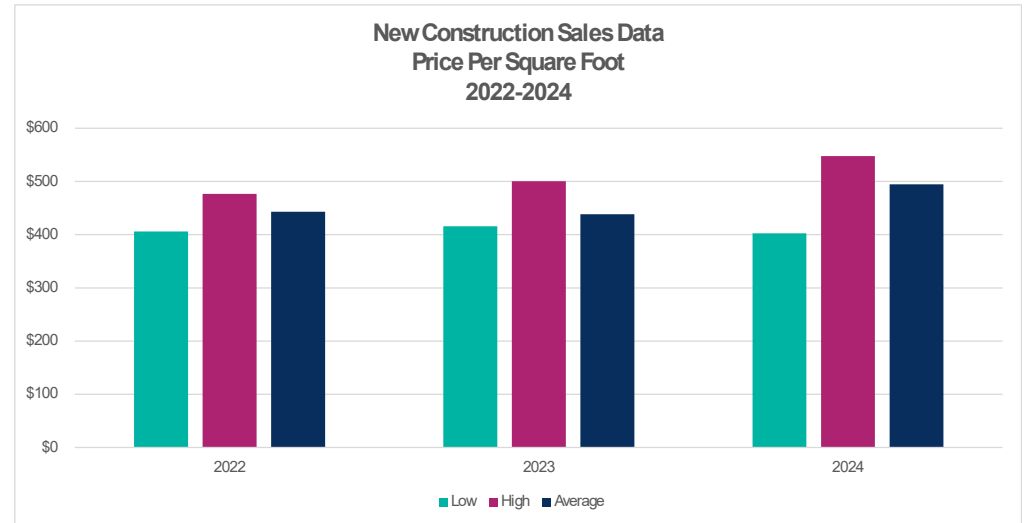


NEW CONSTRUCTION SALES DATA

New Construction Sales Data Price Per Square Foot			
Year	High	Low	Average
2022	\$476	\$406	\$443
2023	\$500	\$416	\$438
2024	\$548	\$402	\$495

New Construction Sales Data List/Close Price			
Year	High	Low	Average
2022	\$760,000	\$565,000	\$650,875
2023	\$799,990	\$640,000	\$702,522
2024	\$845,000	\$660,000	\$750,000

New Construction Sales Volume			
Years	Active	Sold	Grand Total
2022		8	8
2023		15	15
2024	1	4	5
Grand Total	1	27	28



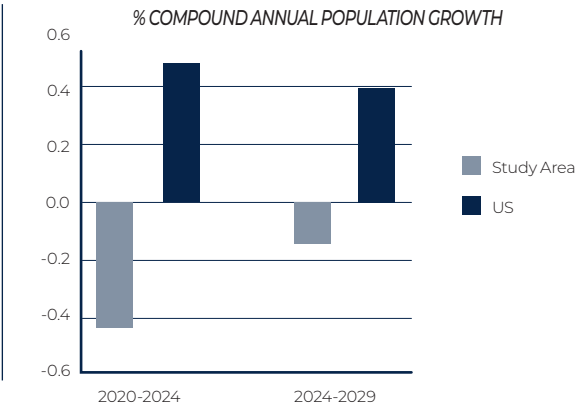
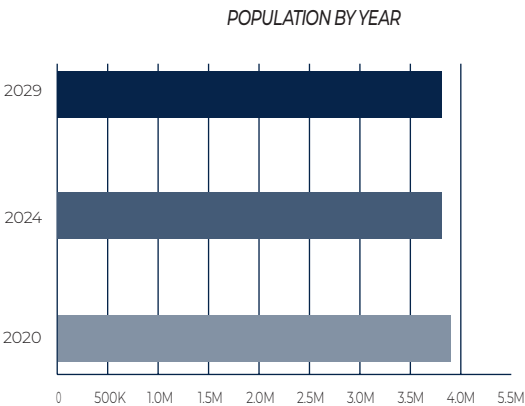
The data indicates a consistent upward trend in both sales price and price per square foot on a year-over-year basis. Although there was a slight decline in sales volume in 2024, this may be attributed to rising interest rates and a reduction in new home construction resulting from the rate increases during the pandemic era.

RECENT SINGLE FAMILY HOME SALES COMPARABLES

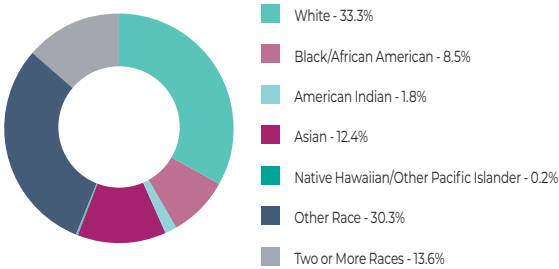
NEW CONSTRUCTION

Active/ Sold	St#	St Name	City	Area	L/C Price	\$/Sq Ft	Br/Ba	Sq Ft	L Sq Ft	Yr Built	Contract Status Change Date	DOM/ CDOM
Sold	2148 E	Knopf ST	CMP	RN - N of Rosecrans / E of Central	\$625,000	\$405.84	4/3,0,0,0	1,540	2,471	2021	1/26/2022	76/76
Sold	2430 E	Stockwell E	CMP	RN - N of Rosecrans / E of Central	\$611,000	\$461.13	4/3,0,0,0	1,325	2,214	2021	2/9/2022	69/69
Sold	2258 E	122nd ST	CMP	RN - N of Rosecrans / E of Central	\$665,000	\$426.83	4/2,0,0,0	1,558	5,116	2021	2/25/2022	90/90
Sold	2501	127th	CMP	RN - N of Rosecrans / E of Central	\$565,000	\$470.83	3/1,1,0,0	1,200	2,020	2022	10/17/2022	66/66
Sold	2501	127th	CMP	RN - N of Rosecrans / E of Central	\$565,000	\$470.83	3/1,1,0,0	1,200	2,020	2022	10/17/2022	22/22
Sold	1927 N	Florish DR	CMP	RN - N of Rosecrans / E of Central	\$708,000	\$415.98	3/2,0,1,0	1,702	2,200	2023	12/22/2022	16/16
Sold	1927 N	Florish DR	CMP	RN - N of Rosecrans / E of Central	\$708,000	\$415.98	3/2,0,1,0	1,702	2,200	2023	12/22/2022	60/60
Sold	1947 N	Florish DR	CMP	RN - N of Rosecrans / E of Central	\$728,352	\$427.94	4/2,0,1,0	1,702	2,200	2023	1/31/2023	39/39
Sold	2132 E	Nord ST	CMP	Not Defined	\$650,000	\$463.95	4/3,0,0,0	1,401	2,471	2023	3/3/2023	11/11
Sold	1915 N	Bloom DR	CMP	RN - N of Rosecrans / E of Central	\$736,443	\$432.69	3/2,0,1,0	1,702	2,200	2023	3/16/2023	19/19
Sold	1950 N	Bloom DR	CMP	RN - N of Rosecrans / E of Central	\$761,453	\$423.74	4/2,0,1,0	1,797	2,200	2023	3/17/2023	7/7
Sold	1940 N	Bloom DR	CMP	RN - N of Rosecrans / E of Central	\$767,126	\$450.72	3/2,0,1,0	1,702	2,200	2023	3/21/2023	7/7
Sold	1920 N	Bloom DR	CMP	RN - N of Rosecrans / E of Central	\$734,462	\$431.53	4/2,0,1,0	1,702	2,200	2023	3/30/2023	4/4
Sold	2130 E	Nord ST	CMP	Not Defined	\$655,000	\$467.52	4/3,0,0,0	1,401	2,465	2023	4/25/2023	30/30
Sold	1394 W	Compton BLVD	CMP	RP - S of Rosecrans / E of Central / W of Alameda	\$670,000	\$415.89	3/2,0,1,0	1,611	3,900	2023	5/24/2023	12/12
Sold	1966 N	Blossom DR	CMP	RN - N of Rosecrans / E of Central	\$799,990	\$470.03	3/2,0,1,0	1,702	2,200	2022	6/2/2023	42/42
Sold	1398 W	Compton	CMP	RP - S of Rosecrans / E of Central / W of Alameda	\$640,000	\$423.84	3/2,0,1,0	1,510	4,190	2023	6/13/2023	21/21
Sold	1386	Compton BLVD	CMP	RP - S of Rosecrans / E of Central / W of Alameda	\$670,000	\$415.89	3/1,1,1,0	1,611	3,890	2023	6/27/2023	14/14
Sold	1378 W	Compton BLVD	CMP	RP - S of Rosecrans / E of Central / W of Alameda	\$675,000	\$418.99	3/1,1,1,0	1,611	3,926	2023	7/19/2023	15/15
Sold	1390 W	Compton BLVD	CMP	RN - N of Rosecrans / E of Central	\$670,000	\$415.89	3/1,1,0,1	1,611	3,926	2023	8/16/2023	55/55
Sold	1382 W	Compton BLVD	CMP	RP - S of Rosecrans / E of Central / W of Alameda	\$670,000	\$415.89	3/1,1,1,0	1,611	3,890	2023	8/22/2023	117/117
Sold	2422	East Piru St.	CMP	Not Defined	\$710,000	\$500.35	4/3,0,0,0	1,419	2,500	2023	10/26/2023	14/14
Sold	2014 E	Piru ST E	CMP	RP - S of Rosecrans / E of Central / W of Alameda	\$660,000	\$469.42	4/3,0,0,0	1,406	2,465	2023	1/26/2024	79/79
Sold	1504	Mathissen AVE	CMP	RN - N of Rosecrans / E of Central	\$760,000	\$546.76	4/3,0,0,0	1,390	2,000	2023	2/14/2024	54/54
Sold	2236 E	Oris ST	CMP	Not Defined	\$760,000	\$506.67	4/3,0,0,0	1,500	4,934	2024	5/8/2024	63/63
Active	2102 E	Stockwell ST	CMP	Not Defined	\$725,000	\$547.58	3/3,0,0,0	1,324	2,236	2024	6/15/2024	76/76
Sold	720 W	Cherry Ave ST	CMP	RN - N of Rosecrans / E of Central	\$845,000	\$402.38	5/4,0,1,0	2,100	3,744	2024	7/5/2024	69/69

CITY OF LOS ANGELES DEMOGRAPHICS



RACE & ETHNICITY



48.1% HISPANIC/LATINO POPULATION (ALL RACES)

INCOME

\$81,729
MEDIAN HOUSEHOLD INCOME

\$46,292
PER CAPITAL INCOME

HOME OWNERSHIP

35.6%
OWNER OCCUPIED UNITS

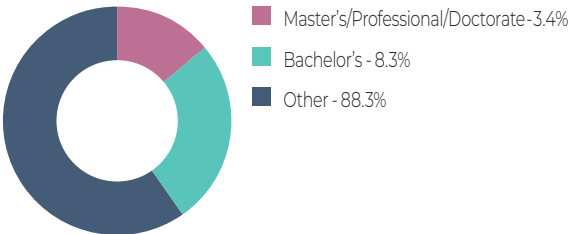
EMPLOYMENT

1,799,444 EMPLOYEES

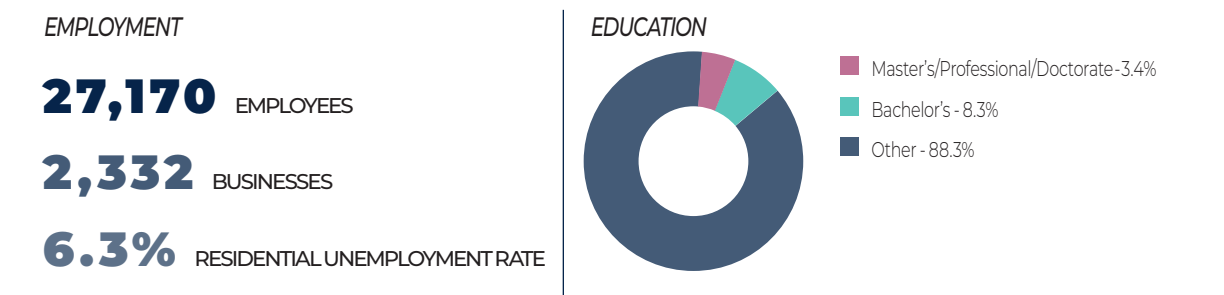
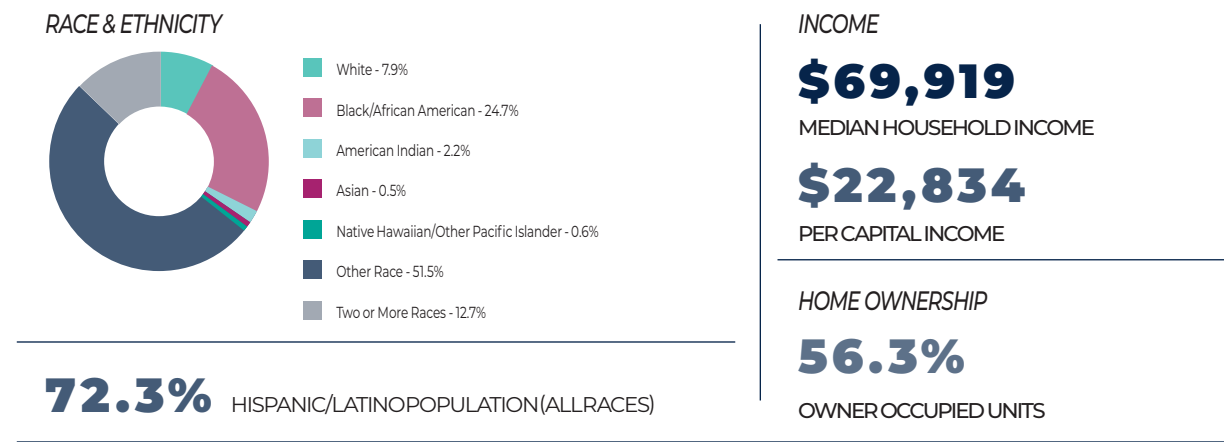
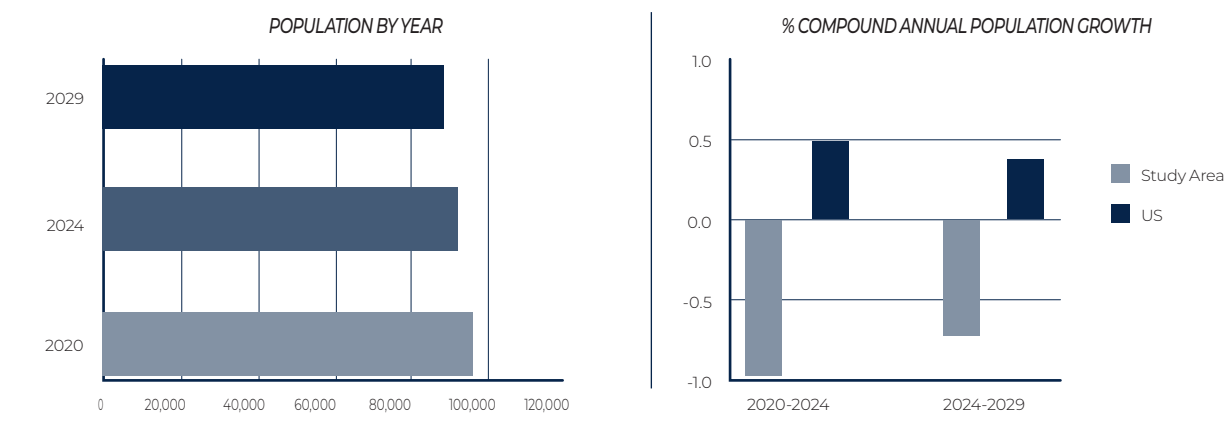
203,547 BUSINESSES

5.8% RESIDENTIAL UNEMPLOYMENT RATE

EDUCATION



CITY OF COMPTON DEMOGRAPHICS





Vanguard Learning Center

This portion of the
Subject Property available for development
 $\pm 289,196$ Sq Ft./ ± 6.64 Acres

THE CITY OF COMPTON

KNOWN AS THE “HUB CITY”

Home to nearly 100,000 residents, Compton spans 10 square miles and is known as the “Hub City” due to its unique position as the almost exact geographical center of Los Angeles County. Strategically located along the Alameda Corridor, a passageway of 25 percent of all U.S. waterborne international trade, Compton is rapidly emerging as one of LA County’s premiere industrial centers for transit and distribution, business services, high technology, home and lifestyle products, metals, financial services, and textile manufacturing.

An energetic multiracial, multicultural community located about 11 miles south of downtown Los Angeles, Compton is the birthplace and proving ground of world-famous athletes and hip-hop artists and is ready to take off! Fresh leadership is actively working to capitalize on the accessibility provided by the expanding Metro Rail system to:



- Promote new development and public spaces that strengthen the City’s local identity and create a uniquely special sense of place that reflects Compton’s authenticity.
- Attract investment and rehabilitation that strengthen the City’s economic base and infrastructure.
- Create employment and career advancement opportunities for the City’s residents
- Enhance sustainability and safety by designing a pedestrian- and bicycle-friendly environment.

“NEXT STOP COMPTON”

A RENAISSANCE OF NEW DEVELOPMENT AND DIVERSITY



Currently undergoing an exciting renaissance, the City is developing a wide range of commercial and cultural opportunities to ensure that Compton becomes a prime world-class destination for residents and businesses. This planning effort for the Downtown area, known as “Next Stop Compton,” nurtures innovation in technology, arts, and entrepreneurial concepts, shaping Compton’s future, and serving as an innovative model for other cities.

As part of this Compton Station TOD Specific Plan, which encompasses more than 570 acres of land centered on the at-grade Metro stop located at Willowbrook Avenue and Compton Boulevard, rezoning efforts focus on three key Downtown nodes:

- The Civic Center, anchored by MLK Memorial Plaza, would be retained in its existing form. However, zoning could accommodate the construction of new buildings between 3 and 10 stories in height at selected sites, with maximum densities of up to 175 residential units per acre.
- The Commercial Core, consisting of the Compton Renaissance Center and Towne Center shopping centers as well as MLK Transit Plaza and other areas abutting the A Line stop, would be rezoned to permit similar 3-to-10-story buildings with densities of up to 175 residential units per acre.
- Historic Core/Compton Boulevard East, stretching along Compton Boulevard from Alameda Street to Santa Fe Avenue, would be rezoned to allow buildings between 3 and 6 stories in height, with a maximum density of 100 units per acre.

RECENT COMPTON DEVELOPMENTS



On January 26, 2022, Compton was selected as a recipient of the largest grant in the City's history – a \$21 million statewide award through the Affordable Housing and Sustainable Communities Program (AHSC) to assist in the development of a mixed-use, transit-oriented development and other infrastructure related projects. The “Compton Innovation Center” will include housing and commercial, public spaces and art, and a full campus equipped with learning labs, so-working spaces and more.



In Summer 2022, approval was granted for subdivide and redevelop a long vacant 2.45-acre property located at 930 W. Compton Boulevard with 60 townhome-style condominiums as well as private streets, sidewalks, parking areas, and landscaping. Plans call for a mix of three- and four-bedroom homes featuring all-electric utilities. Ten of the homes will be reserved for sale to moderate-income households.



Blossom Walk – a gated community located on a former industrial site on the east side of Central Avenue – is currently under construction. Plans call for 29 single-family residences with floor plans of up to 4 bedrooms and 1,797 square feet.

In Spring 2022, Blossom Walk's developer also secured approval for 57 new “Monterey/Spanish style” townhomes as well as a 5,000-square-foot recreation space on a 2.55-acre site located at 250 N. Central Avenue. Construction is projected to last 13 months and plans call for a mix of two- and three-bedroom dwellings, ranging from 1,193 to 1,644 square feet in size. Ten units will be reserved for sale by low-income households.

BUILD YOUR VISION

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IDEAL FOR RESIDENTIAL DEVELOPMENT, RANGING FROM A SMALL LOT SUBDIVISION OR AFFORDABLE
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FOR MORE INFORMATION

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CBRE

Imagery Date: 1/18/2024