



July 23, 2014

TO: THE DISTRICT BOARD OF TRUSTEES
OF VALENCIA COLLEGE

FROM: SANFORD C. SHUGART
President

RE: SITE SELECTION FOR POINCIANA CAMPUS

Valencia College published a Request for Proposals to locate and secure suitable real property for a future Poinciana Campus, to be conveyed at no cost as a gift to the College, or conveyed to the College at a steeply discounted price. Two entities submitted proposals: AV Homes, Inc. and Osceola County. AV Homes proposed four potential sites and Osceola County proposed one site, for a total of five potential sites for consideration. The location and acreage of the potential sites, as well as the estimated costs to the College for each potential site, are:

- AV Homes #1 - Marigold Avenue (Solivita Marketplace) – 15 acres - \$1,950,000-\$2,150,000
- AV Homes #2 - Cypress Pkwy. & Laurel Ave. – 15 acres - \$1,400,000-\$1,600,000
- AV Homes #3 - Poinciana Blvd. and Rail Ave. – 15 acres - \$1,250,000-\$1,450,000
- AV Homes #4 - Poinciana Blvd. and Reaves Rd. – 26 acres - \$1,845,000-\$1,995,000
- Osceola County #1 – Pleasant Hill Rd. and Reaves Rd. – 18.93 acres + 29.94 acres – land at no cost

A public meeting was held on March 20, 2014 to review the proposals. A second public meeting was held on June 4, 2014 and the evaluation committee shortlisted the following two potential sites: AV Homes #2 and Osceola County #1. Valencia College subsequently conducted an assessment of the two shortlisted sites, including an analysis of general civil factors, environmental conditions, and transportation planning.

RECOMMENDED ACTION:

The President recommends that the District Board of Trustees of Valencia College authorize the College to enter into a contract with Osceola County for the gift conveyance of the property located at Pleasant Hill Rd. and Reaves Rd., and to further authorize the College, if the transaction with Osceola County cannot be completed to the satisfaction of the College, to then enter into a contract with the owner of the second shortlisted site, AV Homes, for the conveyance of the property located at Cypress Pkwy. & Laurel Ave.

President

POINCIANA CAMPUS: SITE SELECTION RECOMMENDATION

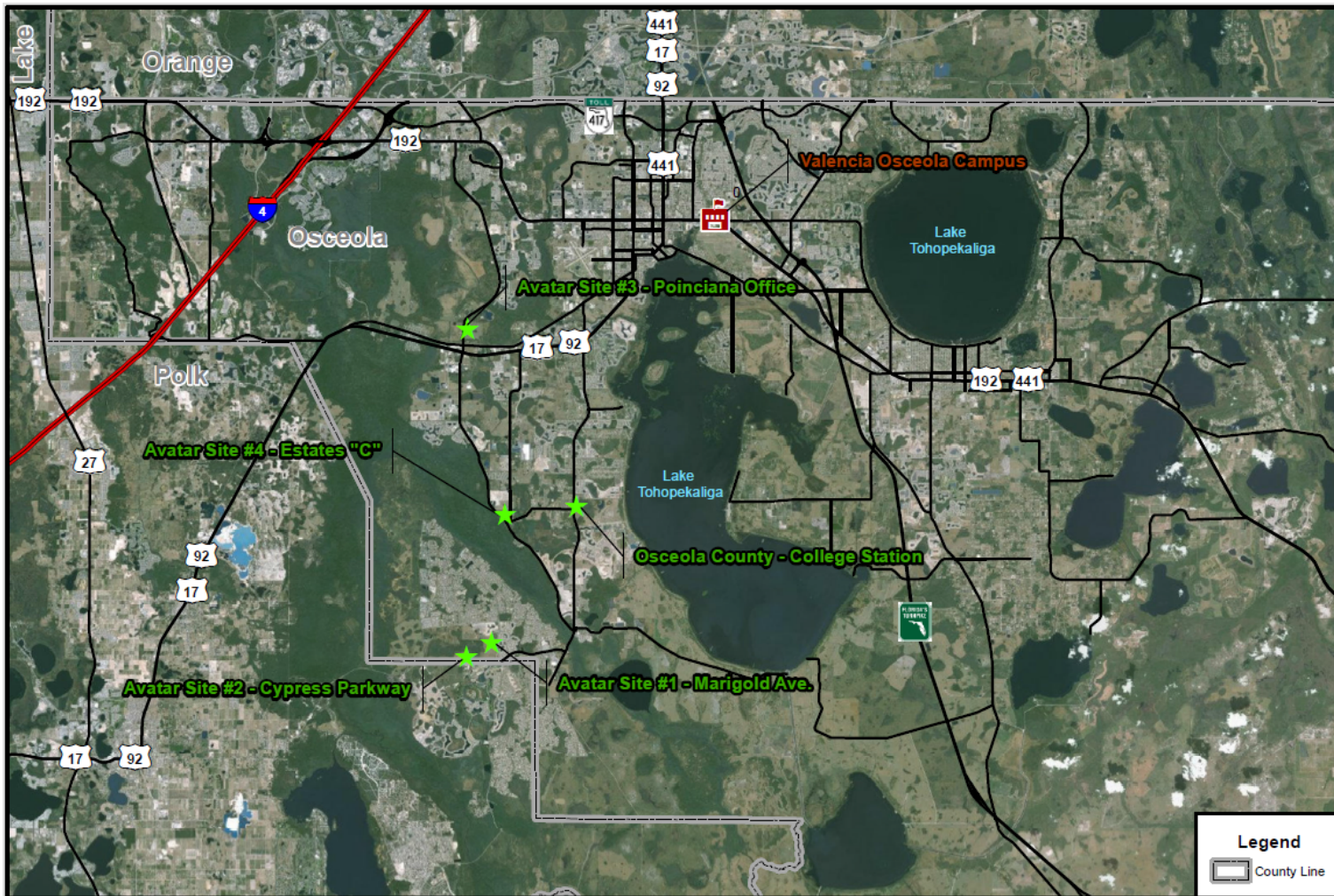
Dr. Kathleen Plinske
CAMPUS PRESIDENT, OSCEOLA AND LAKE NONA CAMPUSES
VALENCIA COLLEGE

Dr. Allen Bottorff
ASSISTANT VICE PRESIDENT, FACILITIES AND SUSTAINABILITY
VALENCIA COLLEGE

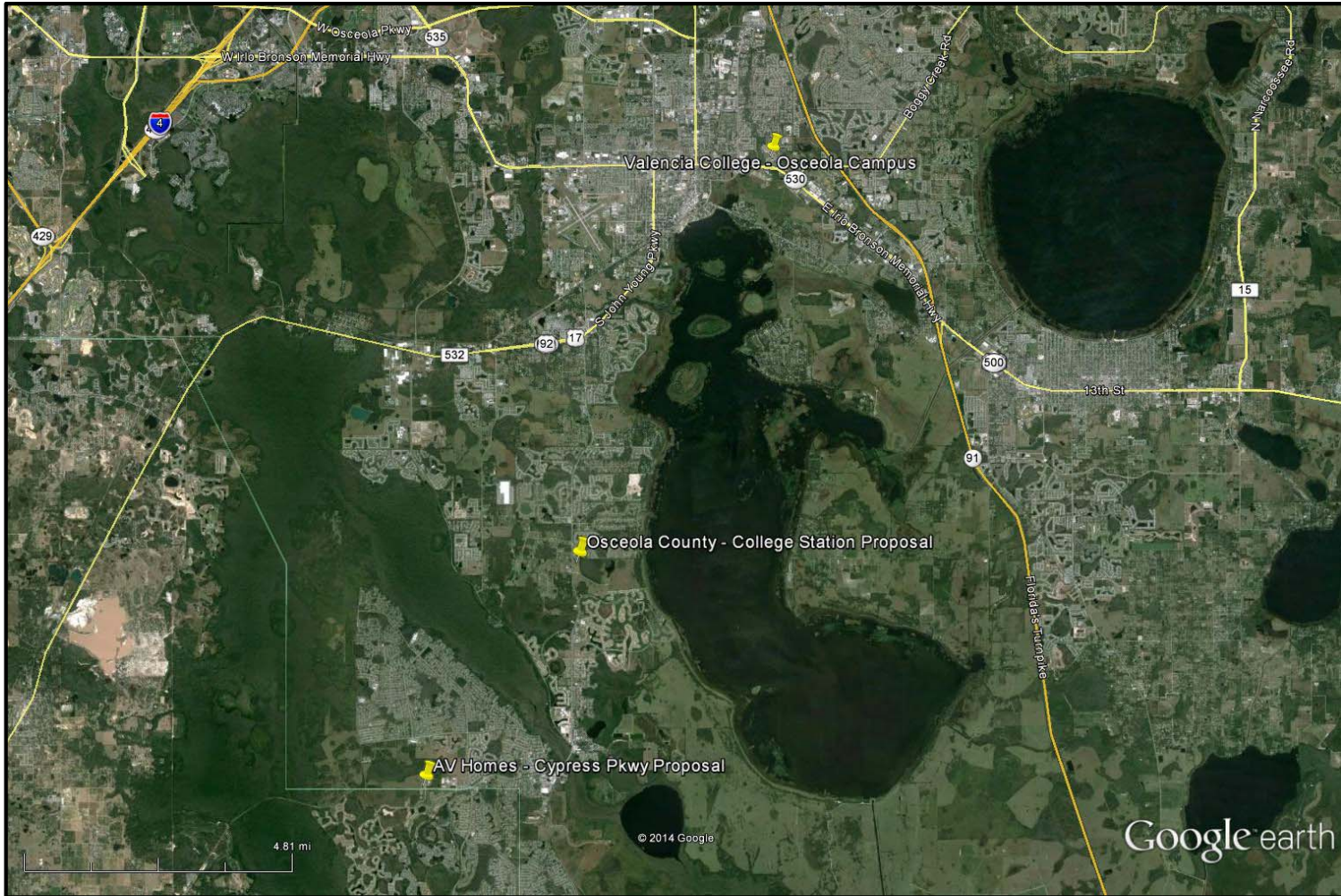
SELECTION PROCESS

- ✓ **Public Advertisement and Request for Proposals**
- ✓ **Two bidders responded – AV Homes and Osceola County**
 - ✓ **These bidders represented five parcels in total**
- ✓ **Two Public Meetings were held to discuss the sites and proposals**
 - ✓ **March 20, 2014 and June 4, 2014**
- ✓ **Two parcels/proposals were selected for further due diligence:**
 - ✓ **AV Homes #2 – Cypress Parkway and Laurel Avenue (15 acres)**
 - ✓ **Osceola County #1 – Pleasant Hill Road and Reaves Road (18.89 acres and 29.94 acres)**

PROPOSED PARCEL MAP – ORIGINAL FIVE PARCELS



PROPOSED PARCEL MAP – FINAL TWO PARCELS



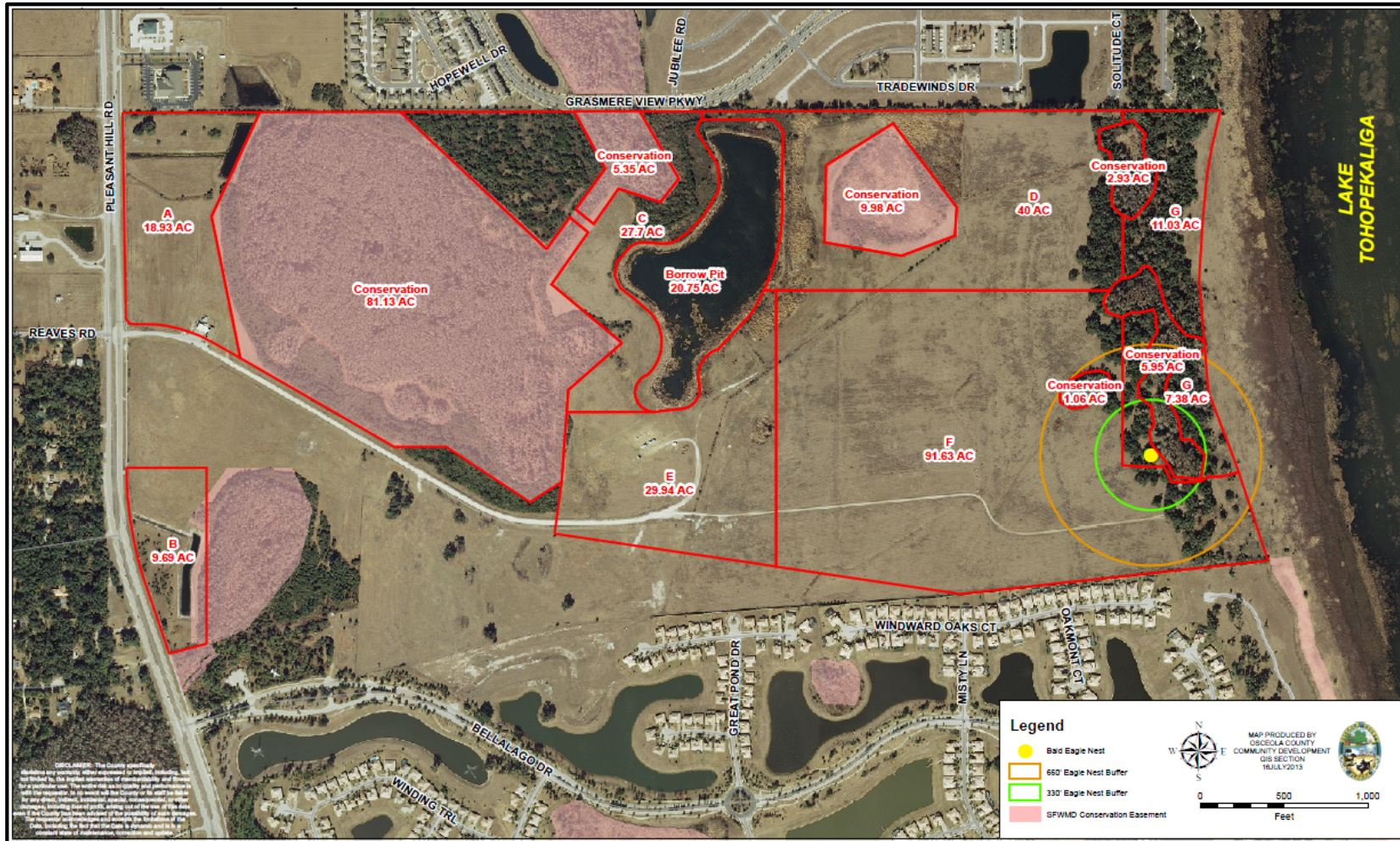
COMPARISON OF FINAL TWO PROPOSALS

Evaluation Criteria	Osceola County Proposal College Station	AV Homes Proposal Cypress Hill
Suitable Location of Property	✓	✓
Cost to College	No Cost	\$1.4M-\$1.6M
Size and Geometry	Parcel A: 18.89 acres and Parcel E: 29.94 acres (48.83 acres total)	15.0 acres
Good Visibility and Access	✓	✓
Available Services and Infrastructure	✓	✓
Site Conditions	✓	✓
Access to Public Transportation	✓	✓

RECOMMENDATION

- ✓ **Recommendation to the Board to move forward with:**
 - ✓ **Osceola County #1 – Pleasant Hill Road and Reaves Road (18.93 acres and 29.94 acres)**

Osceola County Proposal – College Station





Questions and Comments
