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#### **BACKGROUND AND CONTEXT**

The Alameda County Office of Education ("Owner") owns certain real property located at 40950 Chapel Way, Fremont, CA 94538; APN [525-680-9]. An aerial view of the Property is included in Exhibit A.

In October 2018, the Alameda County Office of Education's Board confirmed the surplus status of the Property and authorized staff to move forward with the process for sale of the property. The period in which designated agencies, as governed by the California Education Code, may make a priority offer for the Property has expired so therefore the County Office of Education is now offering the Property to the public at large via this Request For Proposals.

A PROPOSER SHALL SUBMIT ONE ORIGINAL AND FOUR HARD COPIES OF A PROPOSAL PACKAGE, ALONG WITH A DIGITAL COPY AT, OR BEFORE, 4:00 P.M. ON FRIDAY, JANUARY 24, 2020. SEE THE PROPOSAL REQUIREMENTS SECTION FOR ADDITIONAL INFORMATION.

#### **OBJECTIVES**

The Owner's objectives are as follows:

- 1. Sell the Property in order to generate funds that can be used within legal parameters to improve Alameda County Office of Education facilities and for the benefit of its students:
- 2. Determine that the contemplated use for the Property is supportive of the Owner's goal of enhancing its long-term fiscal sustainability and relationship with community members;
- 3. Obtain assurance that the buyer of the site has the financial capacity and proven experience to bring the proposed project to consummation as efficiently and as prudently possible, and finally;
- 4. Confirm that the buyer of the site has a demonstrated history of working collaboratively with neighborhood leaders, community members and local jurisdictions in which they have completed projects in the past.



#### SITE DESCRIPTION

**Property Class:** 

Commercial

Location:

40950 Chapel Way Fremont, CA 94538 **Current Use:** 

Office / School

**Assessor's Parcel Number:** 

525-680-9

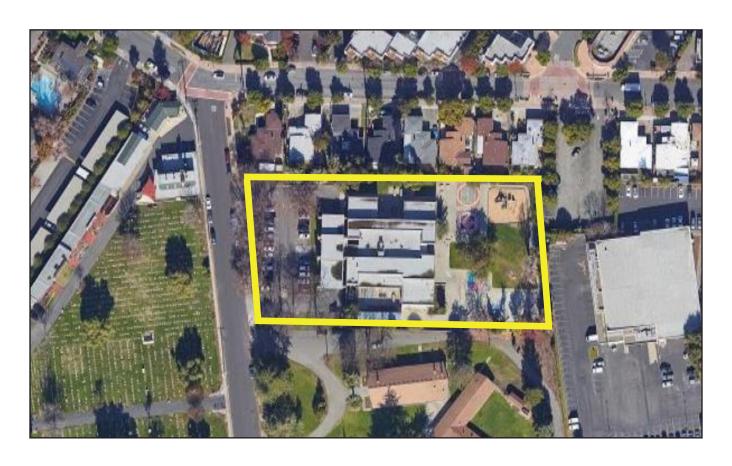
**Total Size of Land Area:** 

87,121 Square Feet / 2.0 Acres

Zoning:

Public Facility (PF)

**General Plan:** Public Facility





#### PROPERTY OVERVIEW

#### PROPERTY DESCRIPTION

The Property is located at 40950 Chapel Way, Fremont, California 94538 in Alameda County. The parcel is APN 525-680-9 and rests in the southeastern portion of the City of Fremont. The Property is comprised of one rectangular-shaped parcel of land approximately 2 acres in size with building improvements filling the center of the site. The site currently operates as a school. There is a parking lot with 25 stripe spaces near the front of the parcel hugging Chapel Way. Additionally, there is a small playground with a paved surface on the back portion of the parcel.

The site lies in the middle of single-family, detached residential homes to the north and a church to the south. A cemetery exists west of the Property across Chapel Way, and a Post Office lies directly east of site. Access to the parcel is via Chapel Way.

#### **ONSITE STRUCTURES**

The site consists of a community center/school containing 14,000 square feet of building area. The improvements were built in the 1970-1980's and are in overall fair-average condition. The building consists of six classrooms, a kitchen, restrooms (children and adults) and a playroom. The remainder of the site (front portion) is improved with an asphalt paved parking lot and outdoor play courts and lawn area in the rear.











#### PROPERTY HIGHLIGHTS / OPPORTUNITIES

- Irvington Neighborhood
- Central Bay Area location with easy access to San Francisco, Silicon Valley, East Bay, Peninsula, and Tri-Valley
- Close proximity to high tech businesses including Tesla, Facebook, Google, LinkedIn and Intel Corporation
- Approximately 1 mile from the future Irvington BART Station
- Located within the Irvington Station Plan Area (see Exhibit B)
- Adjacent to a variety of property types including residential and commercial zoning
- Existing educational facility provides potential Owner/User with turn key opportunity
- Fremont has a demand for additional housing at various income levels
- Highly regarded schools
- Within 20 miles of 3 International Airports (San Jose, Oakland, San Francisco)
- Flat rectangular lot

#### UTILITIES

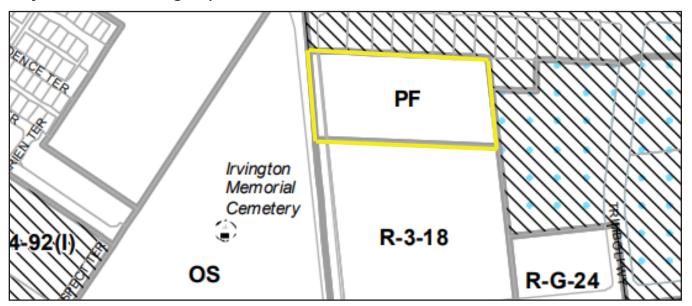
All typical utilities including electrical & gas, water, and sewer services are available to the site.

#### **ENVIRONMENTAL CONSTRAINTS**

No information on the environmental condition of the Property has been provided as of the date of this Request For Proposals. Environmental impacts, with regard to physical site constraints and/or costs to clean/mitigate potential contamination, could have significant implications for the development, value and/or use of the Property and thus should be a primary area of investigation for any prospective buyer.

#### ZONING

#### City of Fremont Zoning Map



#### **Zoning Designation - Public Facility**

The purpose of the public facilities district is to foster the orderly development of large-scale educational and public service uses in the community and special approved uses on publicly owned land; to ensure the presence of said uses as a vital part of the community balance; and to prevent intrusion of uses which may overburden community facilities and resources.

#### **Permitted Uses**

- (a) Publicly owned facilities; in areas located above the toe of the hill line, city and other government facilities and infrastructure, and public utility or service facilities, not exempted from local regulation by state or federal law that are limited to meeting the needs created by uses permitted above the toe of the hill line unless the city council reasonably finds more extensive public need that cannot practicably be met below the toe of the hill line. The exception for more extensive public need shall not apply to waste treatment and disposal or commercial electrical power generating facilities;
- (b) Public parks and open space;
- (c) Public colleges;
- (d) Public transit agency facilities, except in areas located above the toe of the hill line.

#### General Plan Map



The Public Facility designation generally applies to non-open space parcels owned by public agencies or utilities. The designation includes City facilities, public schools, water and sanitary district facilities, transit agency facilities, utilities, and other federal, state, county, and local government facilities. Not all public facilities appear under this designation - for map legibility purposes, facilities less than one acre in size that are similar in character to adjacent uses may be shown with the adjacent use designation. For example, individual fire stations and branch libraries may not appear on the map. Conversely, sites designated as Public Facility are not precluded from future private use through joint public-private development, provided such development is consistent with the policies of the General Plan. Allowable development intensity on Public Facility properties is determined on a case-by-case basis and a 45-foot height limit generally applies. Public Facility also applies to unmapped portions related to freeway and railroad right-of-way.



#### DISCLAIMER

While the information contained herein has been provided in good faith and in an effort to provide prospective purchasers with relevant property data, it should not be considered a substitute for a thorough due diligence investigation.

DCG Strategies has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the Property, the Property's development potential, the size and square footage of the Property and improvements, the presence or absence of contaminating substances, PCBs or asbestos (or any other hazardous materials or substances), the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained herein has been obtained from sources we believe to be reliable; however, DCG Strategies has not verified, and will not verify, any of the information contained herein, nor has DCG Strategies conducted any conclusive investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all of the information set forth herein.



#### INQUIRIES AND LETTERS OF INTENT ("LOI")

The Alameda County Office of Education has engaged DCG Strategies, Inc. dba DCG Commercial ("DCG") as their representative in releasing this Request For Proposals which seeks offers from prospective buyers to acquire the subject property. Interested parties may submit offers for the entire Property.

The selected proposer will be responsible for payment of all costs and expenses in connection with the project including, but not limited to: costs associated with securing necessary entitlements and environmental documentation; demolition, ground clearing, site preparation, and construction of new buildings; maintenance; underground utilities; insurance and taxes; permits and inspection fees; costs and mitigation fees associated with the development including school fees; and architectural, environmental, engineering, and other related work. Proposer will be responsible for all brokerage commissions and fees to be paid to any real estate representative on the proposer's behalf, if any. Owner will not pay any broker's fees or finder's fees, other than to their representative, DCG Strategies.

The selected proposer will be required to:

- Select the necessary multi-disciplinary team;
- Coordinate the General Plan and Zone change process;
- Obtain all necessary entitlements and permits;
- Coordinate, manage, and facilitate the review of the project by the City of Fremont; and
- Manage the work effort of the entire entitlement team, the architect, land planner, civil and other engineers, etc.

All proposals will have five (5) required sections and in the order as set forth below.

#### SECTION 1 - LETTER OF INTENT

This section shall include the proposal contact and responsible party information, purchase price, deposits, close of escrow and summary of the critical elements of expected project timeline. Any other critical information can be included in this section.

#### SECTION 2 - DEVELOPMENT PROGRAM

This section shall include a narrative description of the architectural and land planning theme for the project. Identify the planned improvements including the number of buildings by use, the estimated square footage devoted to each building and use, the approximate building footprints, the proposed unit mix with average unit sizes, amenities, parking, and public uses, if any. Include a preliminary site plan. While a detailed completed site plan, prototype housing and elevations are not required at this time (although strongly encouraged), a preliminary site plan is necessary to properly evaluate each proposal.



#### SECTION 3 - PROJECT TIMETABLE AND CRITICAL ENTITLEMENT ISSUES

This section shall include a general development timetable showing the various planning and entitlement steps, duration, estimated starting period, deposit amounts and release dates, and any phasing contemplated. As to acquiring the entitlements necessary for execution of the proposed development plan, please provide a narrative description of the issues the proposer has identified as critical. Also, please be sure that the timetable of approximate dates for obtaining these entitlements is realistic – in requesting both the narrative and timetable, the goal of the Seller is to assess the proposer's understanding of the entitlement process rather than solicit an unrealistically aggressive schedule for this process (although an ability to expedite the process is seen as favorable).

# SECTION 4 - KEY TEAM MEMBERS, PAST EXPERIENCE, AND FINANCIAL INFORMATION

Provide the following information for each key member of the team. It is anticipated that key members would include the development entity, the architect and/or land planner, entitlements counsel, equity partner, and other key members. Other team members such as civil engineer, traffic planner, or landscape architect, may be identified if the proposer believes that to do so would enhance his proposal, but there is no requirement to do so.

#### SECTION 5 - STATEMENT OF FINANCIAL QUALIFICATIONS

Provide the following information:

- Is the buyer a subsidiary of, or affiliated with, any other corporation(s), partnerships or firms? If so, please specify.
- Has the buyer or its officers, principal members, shareholders or investors, or any of its parent, subsidiary or affiliated entities or other interested parties been adjudged bankrupt, either voluntarily or involuntarily, within the past ten years? If so, please explain.
- Is there pending litigation against the buyer or its officers, principal members, shareholders or investors, or any parent, subsidiary or affiliated entities or other interested parties other than minor personal injury suits involving claims under \$250,000? If so, please explain.

Item(s) submitted should be sufficient to permit the Owner to determine the proposer's financial capacity for purchasing the site. The proposer may wish to mark the financial statements, as "CONFIDENTIAL" or "PROPRIETARY." As such, it will be treated as confidential by the Owner and its agent to the full extent permitted by law.



#### SUBMISSION FORMAT AND SCHEDULE

The proposer shall submit one (1) original and four (4) hard copies of a Proposal Package in 8.5" x 11" format, with one (1) copy unbound for ease of reproduction. The complete Proposal Package shall also be submitted digitally (PDF format is acceptable). The inclusion of large-scale drawings and exhibits is discouraged; if included, these shall be limited to no more than three (3) such pages in 11" x 17" format. Proposals should be organized according to the previous section, and should include at least the requested information.

All proposals must be received at or before **4:00 p.m. on Friday, January 24, 2020**, at the offices of DCG Strategies located at 7600 Dublin Boulevard, Suite 275, Dublin, CA. All sealed proposals will be time and date stamped at the DCG offices. Any proposals submitted after the deadline will not be considered.

A site inspection of the Property and meeting of interested proposers will be held at 40950 Chapel Way in Fremont at a confidential, predetermined date and time in early January 2020. Buyers interested in a tour should contact Jamil Muchell for details on the date and location. There will only be one tour scheduled and there are no exceptions. All proposers will be held to the standard of having attended that site inspection and meeting regardless of their actual attendance. PLEASE NOTE: THE PROPERTY IS CURRENTLY OCCUPIED BY TENANTS. PLEASE DO NOT DISTURB TENANTS FOR ANY REASON.

The Seller's contacts for all matters regarding this property are:

#### Jamil Muchell

Brokerage Services Manager DCG Strategies, Inc. 7600 Dublin Blvd., Suite 275 Dublin, CA 94568

Phone: (925) 464-1979

Email: jmuchell@dcgstrategies.com

DRE No. 01763115

#### **Lauren Jennings**

VP of Operations 7600 Dublin Blvd., Suite 275 Dublin, CA 94568

Phone: (925) 237-9218

Email: ljennings@dcgstrategies.com

DRE No. 01975174

All correspondence regarding the RFP process **must be in writing or by email** to both Jamil and Lauren.

The Owner shall review the proposals, request written clarification from proposers if necessary,



and may, at its sole discretion, select one or more proposers as finalists. The review process may include requests for clarifications and one or more presentations by the proposers. At the conclusion of the review process, the Board plans to select one proposer with whom to enter into a Purchase Agreement. The Owner reserves the right to terminate this process at any point prior to the selection of a proposer, and solicitation of proposals in no way obligates the Owner to proceed with any agreement or development.

#### **EVALUATION PROCESS**

The Board of Trustees will only consider the proposals submitted which conform to all terms and conditions specified in this Request for Proposals, and which are made by responsible parties. Proposers must demonstrate the experience and expertise in establishing the use of the Property contemplated in the proposer's response to this RFP. In addition, the successful proposer must demonstrate the financial ability to meet the obligations in the proposed purchase.

IMPORTANT NOTE: The Board reserves the right, if it deems it in the best public interest, to reject any and all proposals, and to withdraw the Property from potential sale.

A detailed, point-by-point comparison will be made of all complete proposals for Owner confidential review. Requests for clarification may be sent to a certain proposer. Proposers may be asked to attend a preliminary interview.

Based on the evaluation criteria, the proposals will be rated and, at the Owner's sole discretion, will choose several finalists who will be asked to an interview. The selected proposer will be recommended to the Board of Education. One or more of the finalists may be requested to present their proposals to the Board of Education.

At the pre-determined Board of Education Meeting, the proposals which have been received will be examined and declared by the Board. One or more of the finalists may also be requested to present their proposals at this meeting.

The final selection of the successful proposer will be made at a scheduled Board Meeting not less than thirty (30) - sixty (60) days following the Board of Education Meeting where the proposals are examined and declared by the Board.



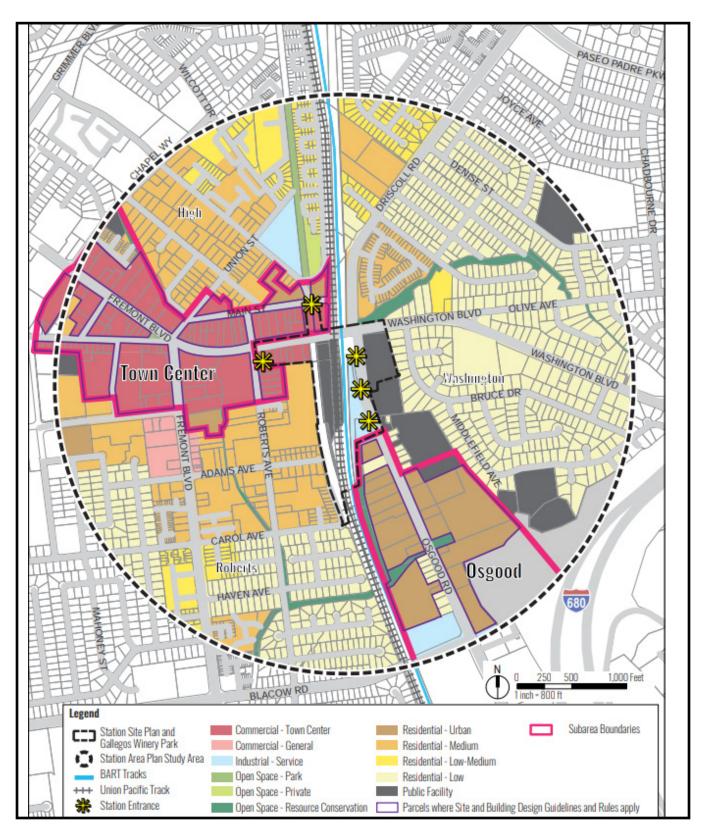
# Exhibit A: Property Aerial





### Exhibit B:

# Irvington BART Station Area Plan





# Exhibit C: Parcel Map

