



CENTRALIA ELEMENTARY SCHOOL DISTRICT

ADDENDUM NO. 1

**REQUEST FOR PROPOSALS
FOR THE GROUND LEASE OF
REAL PROPERTY**

RFP #2023-24-01

**(16.71 acres of real property located at 7300 La Palma Avenue, Buena Park, CA 90620,
known as the Walter Knott Education Center Property)**

Dated: November 3, 2023

To: All Prospective Respondents (via electronic mail & dissemination only)

With this Addendum No. 1, Centralia Elementary School District (“District”) provides the following clarifications to the Request for Proposals (“RFP”) issued on October 16, 2023, for the potential long-term ground lease of real property identified as follows:

Approximately 16.71 acres of real property located at 7300 La Palma Avenue, Buena Park, CA 90620, known generally as the Walter Knott Education Center (the “Property”), as is depicted in the RFP.

I. New Deadline to Respond to the RFP

Due to overwhelming interest and demand for the Property, the District hereby extends the deadline to submit a response to the RFP to **on or before 4:00p.m. (PST) on Friday, December 8, 2023 (the “Proposal Deadline”)**. Therefore, RFP Deadline as set forth in the RFP of November 17, 2023 is no longer in effect.

II. New Deadline to Submit RFP Questions

The District hereby extends the deadline to submit questions regarding the Property and RFP to **on or before 4:00p.m. (PST) on Monday, November 27, 2023**. The District will post responses to all questions received on the District website at: <https://bit.ly/BID-RFP> on or about **2:30p.m. (PST) on Thursday, November 30, 2023**. Any party who has questions about the Property or RFP may submit questions in writing to the District Contacts via email. The District shall not provide responses to any oral questions, and any oral statement made by any person shall not be construed as part of the District’s RFP package.

III. District Brokers

The District has hired NAI Capital Inc. (“Brokers”) to assist the District with the marketing of the Property and acceptance and review of responses to the RFP. The Brokers are hereby authorized to communicate with potential Respondents on behalf of the District. Below is the contact information for the Brokers, which Brokers are hereby added to Section VII of the RFP and the “District Contacts” set forth in the RFP:

David Knowlton, SIOR, CCIM, MBA
Executive Vice President, Cal DRE Lic # 00893394
NAI Capital, Inc.
1920 Main St., Suite #100
Irvine, CA 92614
Tel: (949) 468-2307
Mobile: (949) 887-7872
Email: dknowlton@naicapital.com

Steve Gim
Vice President, Cal DRE Lic # 01400546
NAI Capital, Inc.
1920 Main St. Suite #100
Irvine, CA 92614
Tel: (949) 468-2333
Mobile: (562) 822-0420
Email: steve.gim@naicapital.com

IV. Site Visits

The District will be holding Property site visits on **Tuesday, November 14, 2023 and Thursday, November 16, 2023 from 11:00a.m. through 1:00p.m. (PST)**. During these Property site visits, the District will provide guided tours of the Property during which interested parties will be allowed to access and view the current structures on the Property. However, no testing or intrusive activities will be allowed during the Property site visits. If you are interested in a Property site visit, you are instructed to contact the District's Brokers, at the contact information above, and provide your preferred date and time within the dates set forth above.

V. Further Clarifications

A. California Department of Education ("CDE") Waiver Status

As set forth in the RFP, the District is in the process of seeking a waiver from CDE to authorize the District to enter a ground lease for the Property through the RFP process. The District is very far along and very much expects to receive the waiver approval on November 9, 2023. Please note that the RFP originally suggested the waiver approval was expected to be received by November of 2024, which is not correct and was merely an error in drafting. Furthermore, in the unlikely event that CDE does not grant the waiver on November 9, 2023 for any reason, the District will work with CDE to address any further issues, if any, and is confident it will receive waiver approval in January of 2024. Nevertheless, this confirms that the District will ensure this waiver process does not adversely affect any ground lease it negotiates with the selected Respondent pursuant to this RFP, and the District will not enter into any Option Agreement or Ground Lease for the Property until the waiver is received.

B. Surplus Lands Act

The District recognizes that Assembly Bill No. 1486 (AB 1486) also known as the Surplus Lands Act, generally applies to surplus property leased or sold by public agencies. However, the District has declared the Property an "exempt surplus land" in accordance with the Surplus Land Act. Therefore, the Property, and its potential ground lease, is exempt from the requirements of the Surplus Lands Act. Therefore, the District's RFP process and its potential ground lease of the Property will not be affected by any of the requirements of the Surplus Lands Act.

C. Property Improvements

The RFP makes mention that Respondents could be responsible for returning the Property to its original state at the conclusion of the ground lease. This is not accurate. The District has confirmed that, assuming there is demolition of existing structures and the construction of new development pursuant to the terms of a long-term ground lease, the District would not require the Property to be returned to its original state.

D. Initial Property Questions

The District received the following initial questions about the Project, and provides the following responses:

Question #1

RS-6 zoning allows up to 7.26 dwelling units per net acre. In the unlikely event a developer maintains this density throughout the whole project, does that mean the city will not require 20% of the units to be deed-restricted affordable?

The answer to this question depends on how the City of Buena Park will respond to the developer's density plans. The District cannot speculate or comment on the City's decision-making process. The City may not require twenty percent (20%) affordable housing if the Property development complies with RS-6 zoning, but it may include some affordable requirement in order to approve the Project. The District cannot provide definitive guidance on this question because the District does not have any authority to decide affordability requirements or influence the City's decisions with respect to development approvals.

Question #2

If the project requires discretionary approval, does the City simply follow the State Density Bonus Law parameters?

Again, the District cannot comment on the City's requirements for Property development approval. In general, any project proposed would require some level of discretionary approval, the number and type of entitlements required will depend on the project type proposed and the City's requirements. If a developer wanted to take advantage of Density Bonus to increase the density and/or take advantage of concessions, it would be in accordance with State Density Bonus laws. The District cannot provide legal advice to developers regarding these laws.

Conclusion

This Addendum provides new information, clarifications, and addresses some initial general questions received by the District. Except as explicitly stated herein, all statements and documents referenced in the RFP shall remain unchanged with the exception of those elements added, revised, deleted, or clarified by this Addendum. In case of conflict between the RFP and this Addendum, this Addendum shall govern and shall supersede any information in the RFP that contradicts or otherwise differs with this Addendum. Except as specifically addressed herein, all other original provisions of RFP issued prior to this Addendum No. 1 shall remain in effect as written. This Addendum No. 1, taken together with the RFP, represents the entire proposal process associated with the Project.

The District reserves the right to issue additional addenda if the District determines, at its sole discretion, that further changes or clarifications are necessary to the RFP. However, unless and until any such subsequent addenda are issued, the RFP and this Addendum No. 1 shall constitute the entire and complete RFP.