



SIGNIFICANT BUILDING UPGRADES IN PROCESS

- REROOFING THE FLAT PORTION OF THE ROOF
- REPLACING THE ROOFTOP DUCTWORK
- REPLACING OUTDATED ROOFTOP HVAC EQUIPMENT
- UPGRADING A PAIR OF RESTROOMS TO MEET ADA REQUIREMENTS

REQUEST FOR PROPOSALS

School District Property for Lease
3.40-acre parcel / 22,432 SF building

Berryessa Union School District
1376 Piedmont Road, San Jose, CA



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Introduction

Every student in the District, regardless of gender identity, special needs, or social, ethnic, language or economic background, has a right to a high-quality education that challenges the student to achieve to their full potential.

Providing this level of quality education in the face of reduced funding is a challenge. With this in mind, Berryessa Union School District is making strategic decisions to reallocate resources in order to continue providing its students with the best possible educational opportunities. A component of this effort is to lease the District Office property. These decisions will not only preserve revenue for educational programs, but also will allow the District to improve its fiscal status in the future. The Board of Education has already relocated District Office staff to an alternative location.



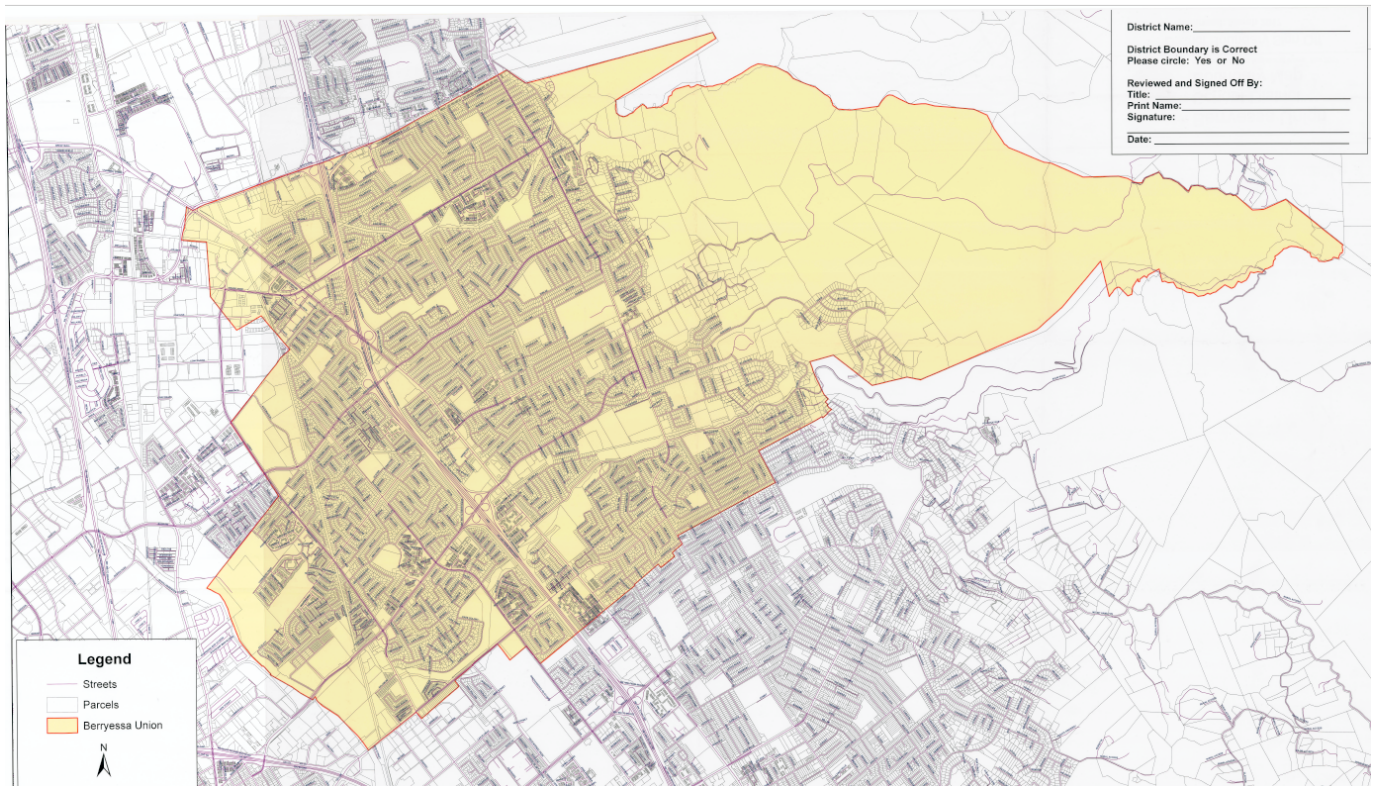
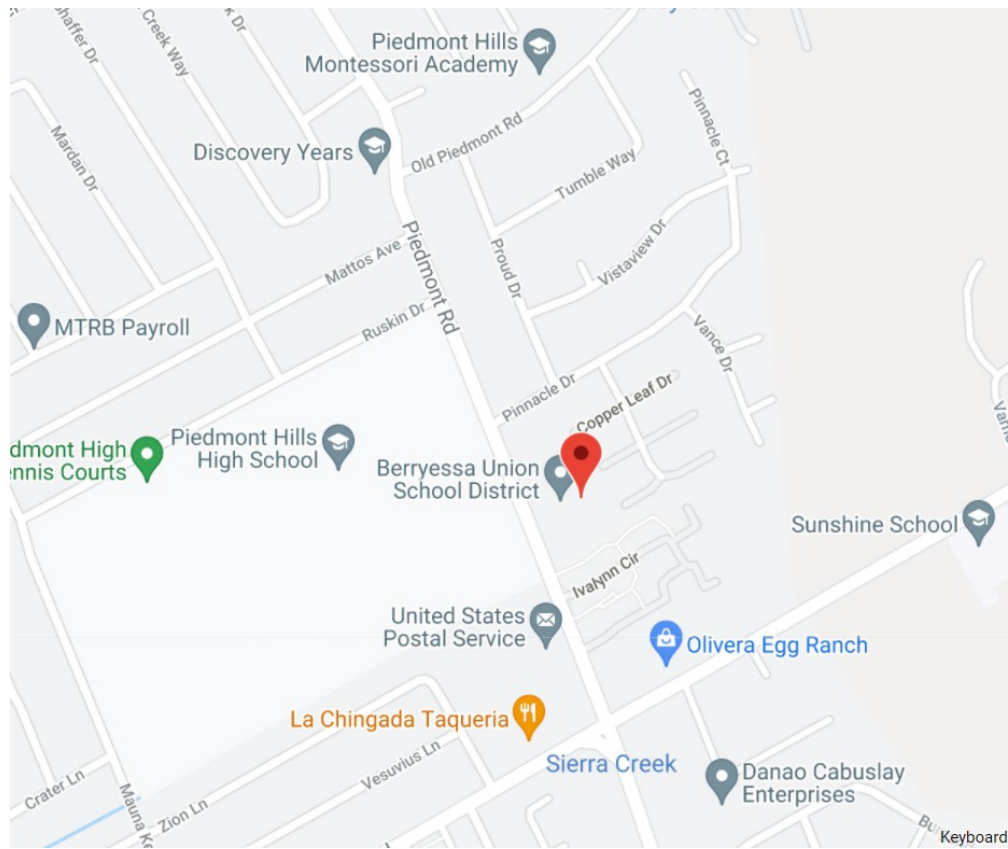
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1376 Piedmont Road, San Jose, CA

Property Description

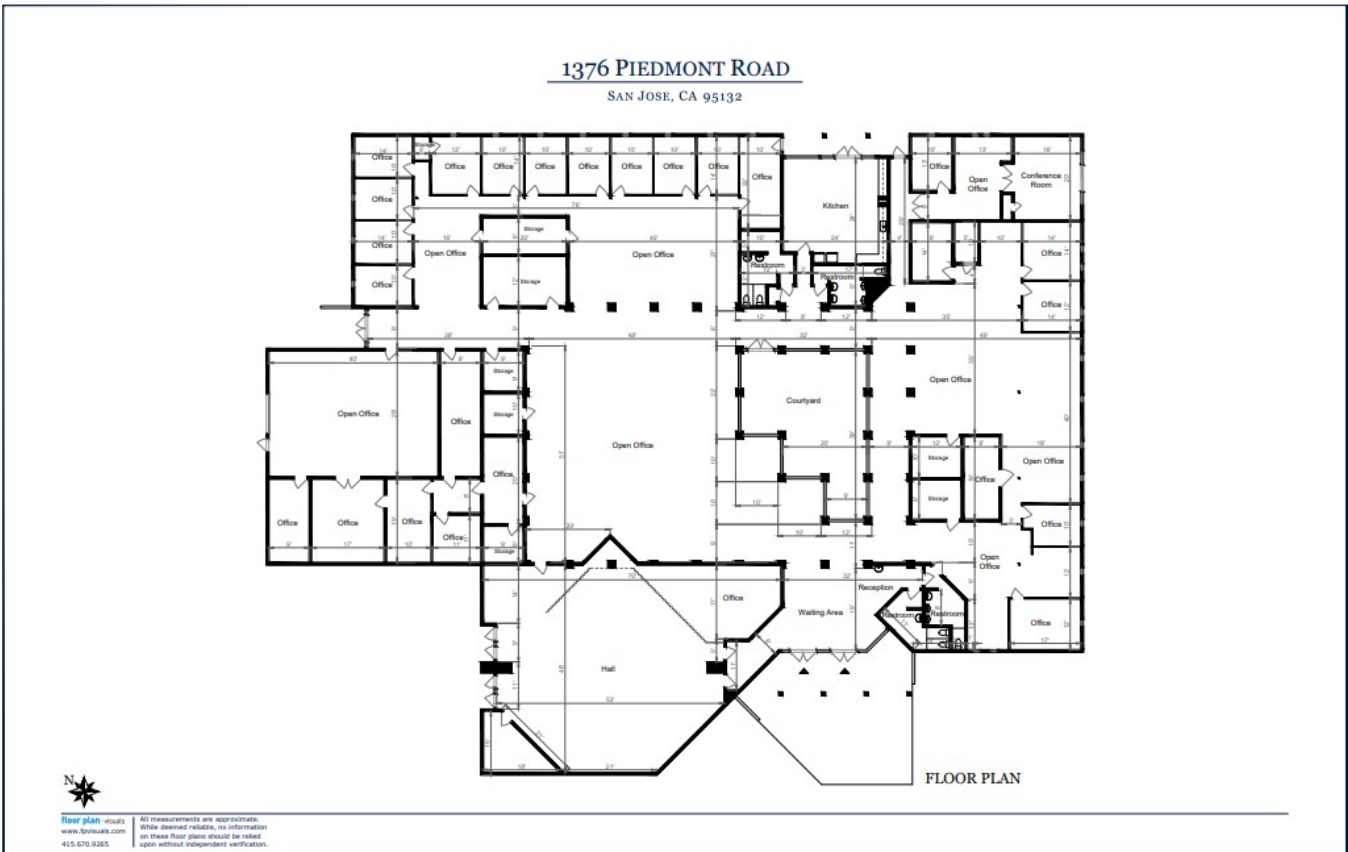
The subject property, the Berryessa Union School District Office building, is located at 1376 Piedmont Road, San Jose, CA., Assessor's Parcel No. 595-10-069 (hereinafter the "Property.") The Property consists of a 3.40-acre parcel, including an approximate 22,432 sq. ft. office building.



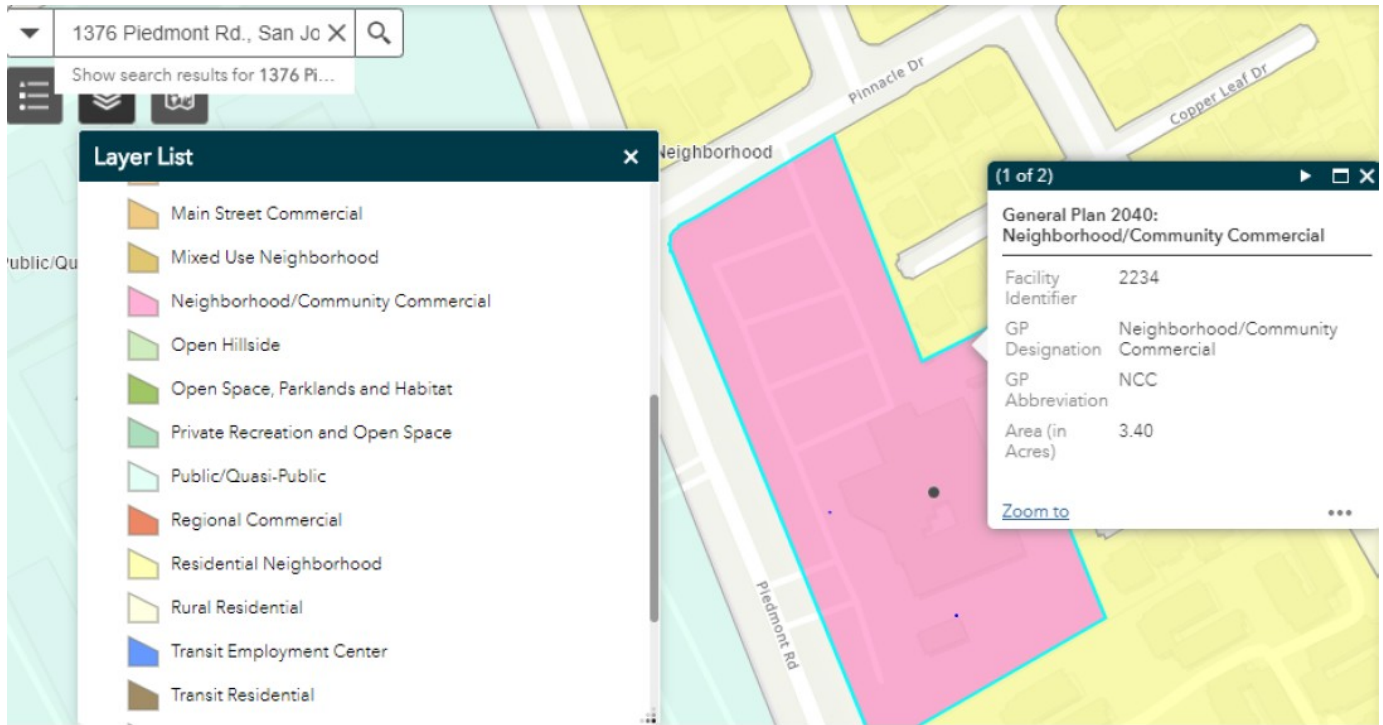
Property Location and Boundary



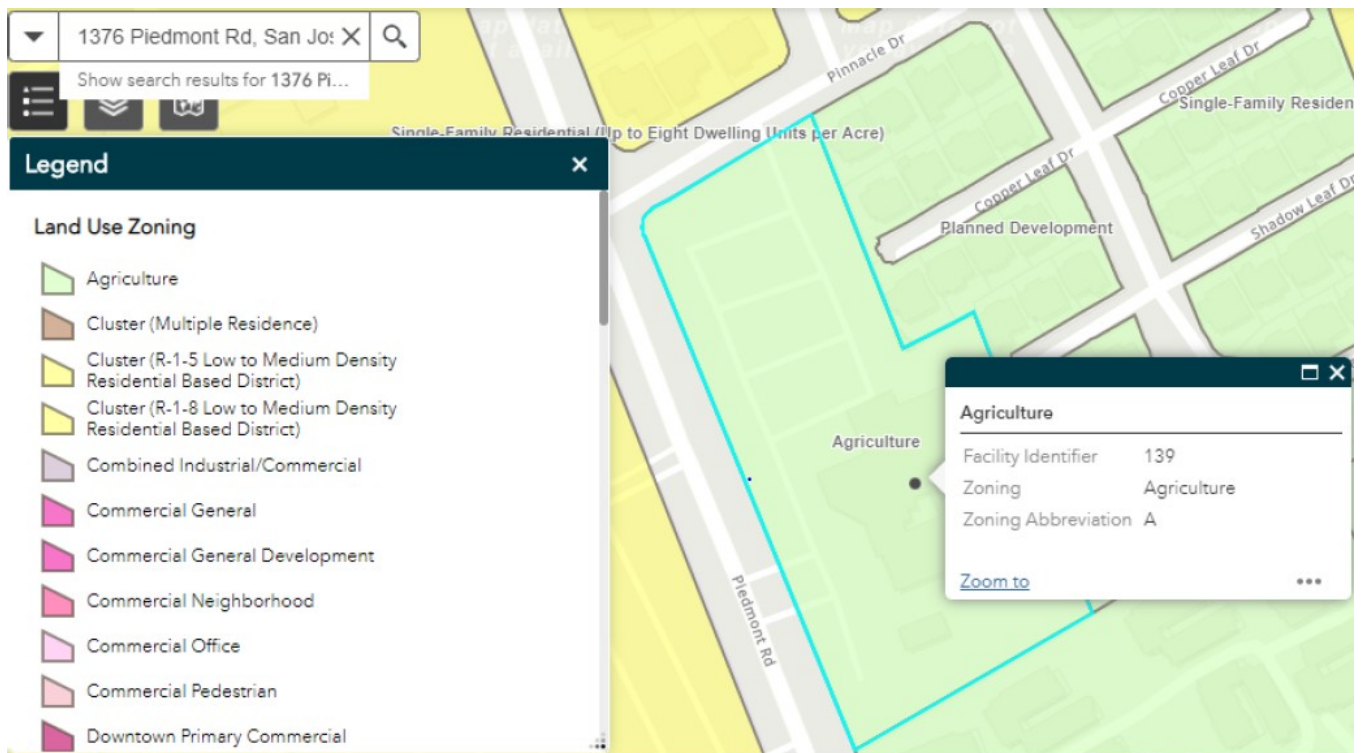
Site Plan and Floor Plan



General Plan and Zoning



General Plan: Neighborhood Community Commercial



Zoning: Agricultural

City of San Jose - Berryessa District

BERRYESSA

In the late 19th century, Berryessa was a small farming community well known across California for its high-quality fruit. Hostetter Road, Capitol Avenue, Piedmont Road, and Lundy Avenue were formerly surrounded by apricot and prune orchards, whereas today this area is distinguished as a fast-growing bedroom community of San Jose, served by VTA light rail and (in 2019[2]), an extension of the Bay Area's BART system. The district borders Milpitas along Landess Avenue to the north and the Alum Rock neighborhood of East San Jose along Mabury Road to the south.



King's Crossing at
Newbury Park



Townhomes on Mabury



San Jose Flea Market



Café on N. Capitol Ave



Townhomes on Mercado Way



Selection Process and Deadline for Submittals

In selecting proposers, if any, with whom the District will enter into an agreement for the lease of their District Office property, pursuant to this Request for Proposal, the District may consider a range of factors, including the financial terms offered; the experience, expertise and professional qualifications of the proposer team; the nature, scope and extent of impacts of the proposed use; overall benefit to the District, and other appropriate criteria.

All proposals will be subject to review by legal counsel for the School District and any and all state law associated with the lease of publicly owned properties. All proposals must contain proposed lease terms and documentation of financial responsibility (detailed below). All inquiries associated with the property, to garner assistance in a tour of the property, and all proposals should be directed to:

Dominic D. Dutra at ddutra@3Dstrategies.com

The Berryessa Union School District Office reserves the right to accept proposals at any time or to reject all proposals, at its sole discretion.



MINIMUM LEASE TERMS

Prospective Lessees will enter a lease containing the following minimum terms and conditions and all proposals must address these lease terms and conditions:

1. The Lease will be an Absolute NNN/Bonded Lease: No landlord responsibilities. Tenant is responsible for taxes, insurance, maintenance, and capital improvements and reserves, including, but not limited to, roof, external parking lot and hardscape, painting (interior and exterior), etc.
2. Lease period will be a minimum of five (5) years (“Base Term”) with potential options to renew (subject to negotiation and finalization of the surplus property process).
3. The Rentable Square Footage for the Premises is approximately 22,432 SF
4. Proposer must be deemed responsible in order to be considered as a lessee.
5. Lease proposals shall include the right of the proposer to work with District staff to conduct appropriate due diligence on the Property. With this said, the lease of the Property is to be “as is” without warranties or representations, expressed or implied, concerning the suitability of the Property for the proposer’s intended use except as expressly stated in the Lease, and will require Lessee to be responsible for any required permits, ongoing maintenance, capital improvements, and reserve costs.
6. Lessee alterations or improvements to the Property are subject to the consent of the Owner, with such consent not to be unreasonably withheld.
7. Payment Provisions: (Proposer to input proposed lease rates, etc.)
 - a. RENT: Annual absolute net rent (meaning tenant pays all costs related to the property) shall be \$_____ / sq. ft. of space . Tenant to complete their offer of rent per square foot.
 - b. Annual rent increases shall be proposed by the respondent but should not be less than three (3%) percent.

Documentation of Financial Stability

All proposers must provide documentation showing that they have the financial ability to timely make lease payments, and meet the other financial obligations concerning the maintenance of the Property as set forth in the lease proposal. The financial documentation is one important factor in determining whether a proposer is a “responsible proposer”.

Documentation of financial responsibility may include the following:

1. Financial statements for the past three (3) years.
2. A letter of reference from a major bank or lending institution.
3. A statement describing any and all litigation in which the entity and its principals have been involved during the past five (5) years, as well as any litigation which is pending or threatened against the entity and principals, and known to the entity based on its reasonable inquiry.
4. A statement regarding any past or current bankruptcies involving the entity, the principals, or any sub-entity.
5. All documentation of financial responsibility shall be submitted with the proposal at the same time as the proposed lease terms.
6. The Owner reserves the right to perform a background or credit check on any entity or principals.
7. This proposal is made directly to interested tenants or principals. All responses must be net of any broker’s commission. Berryessa Union School District shall not pay a real estate commission to a party's principal's broker.

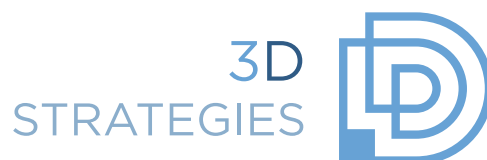
Additional information may also be requested.

Disclaimer

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

The information contained herein has been obtained from sources we believe to be reliable; however, 3D Strategies has not verified, and will not verify, any of the information contained herein, nor has 3D 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.

3D Strategies has not made any investigation, and makes no warranty or representation, with respect to 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 Local, State and Federal regulations, or the physical condition of the improvements of the subject property.



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