

ADDENDUM 1: OFFICIAL REQUEST FOR PROPOSALS  
201 N VERNON AVENUE, AZUSA

# ADDENDUM 1

## OFFICIAL REQUEST FOR PROPOSALS FOR 201 N VERNON AVENUE AZUSA, CA 91702

This Addendum 1 is issued on June 21, 2024 to furnish information that is supplemental to, will clarify, or modify the OFFICIAL REQUEST FOR PROPOSALS for 201 N Vernon Avenue, Azusa, CA 91702.

Below are responses to questions presented in reference to the above Request For Proposals. The District is providing responses to a majority of the questions submitted.

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Question 1: We would like to speak with the Cities/Counties in which the properties are located, to better understand the entitlement process, critical issues, timing, etc. Is there any issue with us reaching out directly to the Cities/Counties?

**District Answer 1: Proposers are encouraged to discuss the property directly with the governing jurisdiction for their input.**

Question 2: I noticed there are two other properties (Center Middle School and Slauson Middle School) that are listed as surplus sites on Azusa Unified surplus property website, are those going to be marketed at some point? If not, what is the status?

**District Answer 2: The District currently does not have plans to market these properties for sale or lease.**

Question 3: Is it ok to meet with the city of Azusa & Glendora to discuss density and product type they are willing to support? Please let me know if it's ok to contact city departments when you have a moment.

**District Answer 3: See District Answer 1.**

Question 4: Can you provide any information on third party reports, historical site info, cost estimates and if there are any updates on environmental constraints?

**District Answer 4: Other than what is contained in the Official Request For Proposals, the District will not be providing additional property information to prospective bidders. Proposers are encouraged to complete their own due diligence regarding the condition of the property.**

Question 5: Do we need to be registered to submit our proposal? Are there any requirements we must complete before or do we just submit by July 15th?

**District Answer 5: Registration is not required to submit a proposal. Please reference the Proposal Requirements and Review Process section of the Official Request for Proposals for the full requirements regarding proposal submittal.**

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Question 6: Has there been any discussion with the city as to their thoughts on developing residential?

**District Answer 6: The District's team has had conversations with the City of Azusa regarding potential land uses. Proposers are encouraged to discuss the property directly with the governing jurisdiction for their input.**

Question 7: Who is the best point of contact at DCG regarding these RFP's?

**District Answer 7: The point of contact for all matters regarding the property and Official Request for Proposals is DCG Strategies. All correspondence regarding the RFP process must be in writing by email to DCG Strategies at [listings@dcgstrategies.com](mailto:listings@dcgstrategies.com).**

Question 8: Has there been any changes made to the RFP schedule that deviates from the OM's/ district website?

**District Answer 8: As of the date of this Addendum 1, there are no changes to the schedule of events that are included in the Official Request For Proposals. Proposers are responsible for checking the District's website for potential modifications to the RFP via posted Addenda.**

Question 9: Is there any other important information we should be aware of regarding the sites/ process that was not mentioned in the OM's or website?

**District Answer 9: All publicly available information regarding the site and RFP process is included in the Official Request for Proposals.**

Question 10: Is it admissible under the rules of the subject RFP, and practically feasible for you, to schedule a walk-through at this site in the coming week or beyond?

**District Answer 10: The schedule of events in the Official Request for Proposals does not include a tour of the property. Individual tours are currently not being offered.**

Question 11: Can you help me understand what type of facilities are being referred to on the District's objectives? Or is there another document where this is defined? We don't want to misinterpret the objective, so I would like to confirm that the District is not expecting an educational facility here. Should we be thinking about open space and/or a community facility? Please advise.

**District Answer 11: The District has determined the site is surplus to its needs and, therefore, does not have plans to use the site for education purposes. The District is interested in selling the site and, therefore, does not state a preference regarding the future land use proposed by bidders.**

Question 12: Does the District have any correspondence or summary of any discussions with the City of Azusa for alignment with Azusa's development expectations, intensity limitations, and cooperation for the benefit of the District?

**District Answer 12: See District Answer 6.**

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Question 13: Has AUSD determined what setbacks distance, if any, should be provided from the City of Azusa owned well to the west (Aspan well).

**District Answer 13: Per page 6 of the Official Request for Proposals, “City of Azusa staff have noted consideration should also be given to include a buffer between any proposed new residential development and the existing light industrial uses to the west of the Property. Should residential development be proposed, it is anticipated that the selected proposer and the City of Azusa will discuss the concept of such a buffer during the planning and entitlement process, which could include location, size and type.”**

Question 14: Given City of Azusa interest in gaining secondary access to the city owned well (Aspan well, APNs: 8615-014-900, & 8615-018-900) from Virginia Ave, has AUSD been approached for a potential easement agreement or land sale from the City of Azusa? Are there any land dedications, setback considerations, or buffers to be considered for residential development proposals?

**District Answer 14: See District Answer 13.**

Question 15: Since housing and including affordable housing is at the forefront of state and City of Azusa agency demands, what is the District expectations in terms of creation of housing developments with affordable components as a part to serve the surrounding communities?

**District Answer 15: The District is interested in selling the site and, therefore, does not state a preference regarding the future land use proposed by bidders. The District will select a proposal it feels best serves the District’s interests.**

Question 16: Is this subject site required to meet the requirements outlined in the Surplus Land Act (AB-1486, Gov. Code 54220-54234) restricting at least 25 percent of residential units to lower-income households?

**District Answer 16: The District has completed all requirements under the California Surplus Land Act. The property is designated as exempt surplus land.**

Question 17: How will AUSD prioritize offers/proposals which require escrow time for city approvals/entitlements as compared to proposals which close under a shorter time horizon?

**District Answer 17: The District will select a proposal it feels best serves the District’s interests.**

Question 18: Will as-built plans be provided for existing on-site AUSD facilities for demolition assessment purposes?

**District Answer 18: See District Answer 4.**

Question 19: Are there any additional supporting documents or materials to be provided related to site specific conditions for the respective properties? (i.e. cost estimates, Development Impact Fee schedules by land use etc.)

**District Answer 19: See District Answer 4.**

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Question 20: Should we estimate a specific timeline for district process in negotiation?

**District Answer 20: No.**

Question 21: Will the School District accept various purchase structures?

**District Answer 21: The District is open to reviewing all proposals.**

Question 22: Is there a completed land development cost estimate for significant horizontal infrastructure improvements? If so, will it be provided?

**District Answer 22: See District Answer 4.**

Question 23: Are there any major off-site improvements required on any of the properties?

**District Answer 23: See District Answer 4.**

Question 24: Any update on information regarding environmental constraints for each of the properties? Is there a Phase I and/or Phase II report(s) available?

**District Answer 24: See District Answer 4.**

Question 25: Are there any known agency permits that the developer would need to obtain from the Army Corps of Engineers, Water Quality Control Board, California Department of Fish and Wildlife, etc.

**District Answer 25: See District Answer 4.**

Question 26: For the proposal requirements – section 5 ‘Statement of Financial Qualifications’, for a publicly traded company what type of financial statements/information would be sufficient to satisfy the request in this section?

**District Answer 26: Publicly traded companies are encouraged to provide whatever documentation it feels appropriate to satisfy this requirement.**

**Please sign and date below as acknowledgment of receipt of Addendum 1 and include the signed Addendum 1 with your proposal submittal.**

Company Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_