

REQUEST FOR PROPOSALS AND QUALIFICATIONS

FREMONT UNIFIED SCHOOL DISTRICT 11.05 ACRE LAND PARCEL

ARDENWOOD BLVD | FREMONT, CA

11.05 AC PARCEL



DOMINIC D. DUTRA

BS, MBA, CCIM

ddutra@3Dstrategies.com

510.366.9931

DRE License No. 00963281





OBJECTIVE

At its regular meeting held on January 23, 2023, the Board of Education ("Board") of the Fremont Unified School District ("District"), by Resolution No. 023-2223, declared surplus certain real property ("Surplus Property Declaration"), consisting of approximately 11.05 gross acres of vacant land (Assessor's Parcel Number 543-439-3-13), located North of Paseo Padre Parkway, and adjacent to Ardenwood Boulevard, in the City of Fremont, County of Alameda California, and depicted herein (referred to as the "Patterson Property").

On April 19, 2024, the State Board of Education (SBE) approved the District's request for a waiver of certain Education Code sections pertaining to the statutory surplus property disposition process, allowing the District to release a Request for Proposals for the sale of the Patterson Property. The SBE waiver was renewed on March 12, 2026. By letter dated June 18, 2024, the California Department of Housing and Community Development determined that the Patterson Property qualifies as exempt surplus land under the Surplus Land Act pursuant to the Board's findings in its Resolution No. 35-2324.

OVERVIEW

Address

Ardenwood Blvd. & Rancho Dr, Fremont, CA

Parcel Number

543-439-3-13

Land Size

481,316 SF (11.05 AC)

Land Use

Public (NEC)

Zoning

Public Facilities

General Plan

Public Facilities

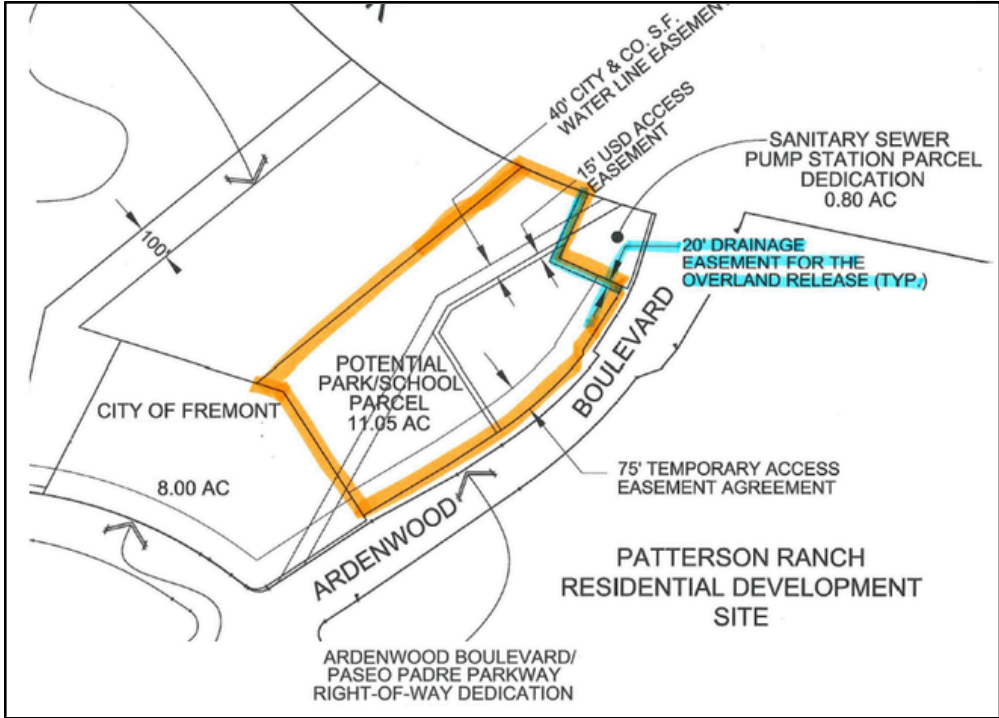
The Public Facilities District allows for publicly owned facilities, public parks and open space, public colleges, and public transit agency facilities to operate by right. Conditionally permitted uses within the P-F District include private or joint public and private uses, corporation yards and wind and solar farms.

District Property Documents


[Link](#)

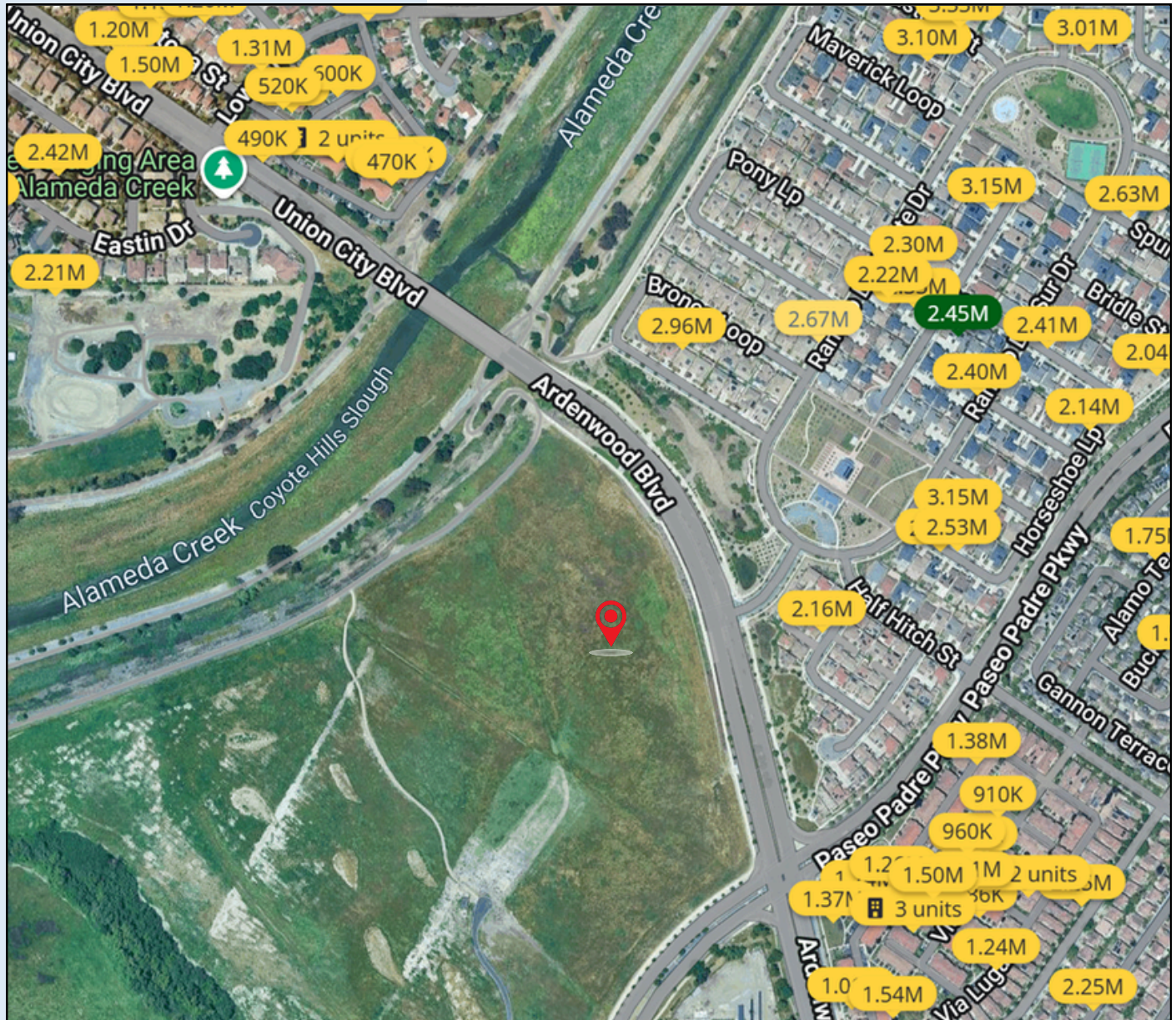


ADJACENCIES AND EASEMENTS



HOME SALE PRICES

 Homes sold in the last 36 months



*Source: Zillow 2026

ARDENWOOD

The property is located in the highly desirable Ardenwood neighborhood of Fremont, one of the city’s most established and affluent residential enclaves. Directly across from Patterson Ranch, a premier master-planned residential community, the site benefits from immediate adjacency to high-quality housing characterized by strong owner occupancy, modern construction, and consistently elevated home values. Single-family residences in the surrounding area regularly command prices in the upper-\$1 million to \$2+ million range, underscoring the neighborhood’s long-term desirability and economic strength.

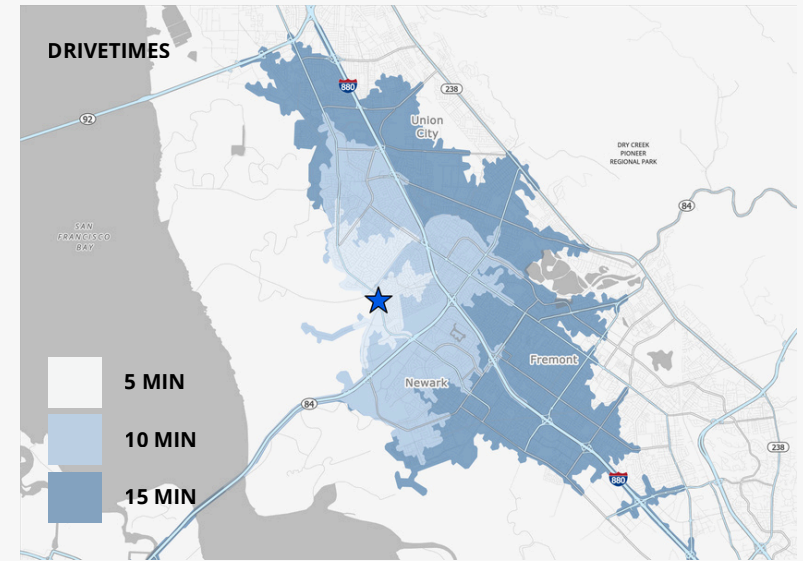
Ardenwood is widely recognized for its family-oriented character, access to top-rated schools, neighborhood parks, and proximity to major employment centers throughout the East Bay and Silicon Valley. The area has experienced sustained residential demand driven by limited new supply, reinforcing its position as one of Fremont’s most stable and sought-after submarkets.

PROXIMITY TO MAJOR EMPLOYMENT CENTERS

The site offers exceptional proximity to some of the Bay Area’s most significant corporate and technology employers. Major headquarters and campuses in Fremont, Newark, and the greater Silicon Valley corridor are easily accessible, including advanced manufacturing, life sciences, and technology companies that continue to drive regional employment growth. This employment density supports strong residential demand and enhances the long-term strategic value of the site.

REGIONAL CONNECTIVITY & BAY ACCESS

The property benefits from outstanding regional connectivity, with convenient access to Interstate 880, State Route 84 (Dumbarton Bridge), and State Route 92 (San Mateo–Hayward Bridge), providing direct connections across the Bay to the Peninsula and Silicon Valley. This strategic location allows for efficient commutes to Menlo Park, Palo Alto, Redwood City, and other major employment hubs, making the site particularly attractive for uses that value accessibility and regional reach.



DEMOGRAPHICS			
	5 MIN	10 MIN	15 MIN
Population (2025)	20,955	95,038	237,326
Median HHI	\$221,118	\$184,358	\$161,079
Total Households	6,159	28,841	74,010
Median Age	41.0	40.1	39.5

Source: ESRI 2025

CITY OF FREMONT

Fremont, California, is a vibrant and culturally rich city situated in the southeastern segment of the San Francisco Bay Area, within Alameda County. As one of the area's most populous cities, Fremont is renowned for its role in the technology sector, given its close ties to Silicon Valley. The city is characterized by a unique blend of suburban neighborhoods and urban amenities, providing residents with both quiet residential areas and bustling commercial zones.

Education is a cornerstone of the community, with Fremont boasting several highly ranked public and private schools, as well as proximity to prestigious universities and colleges. This commitment to education draws families seeking excellent academic opportunities for their children.

Recreationally, Fremont is unmatched with its extensive park system that spans over 1,400 acres, offering countless outdoor activities from hiking and biking on well-maintained trails to boating and fishing in beautiful lakes and reservoirs. Central Park and Lake Elizabeth are popular destinations for both locals and visitors, providing a scenic backdrop for a variety of community events and personal leisure activities.

Economically, Fremont is a powerhouse, with a robust job market fueled by its tech industry as well as manufacturing sectors, including the presence of major companies and innovative startups. This economic vitality supports a high standard of living and draws professionals looking to thrive in a dynamic and forward-thinking environment.



SELECTION PROCESS

SELECTION PROCESS FOR SUBMITTALS

All Proposals will be reviewed by the District's Board with respect to the qualifications of the Respondent and the alignment of the proposal with the District's objectives. In selecting a proposal, if any, the Board may consider a range of factors, including, but not limited to, the financial qualifications and terms offered; the experience, expertise and professional qualifications of the Respondent's team; the nature, scope and extent of impacts of the proposed use; overall benefit to the future of the school district and other appropriate criteria.

All proposals will be subject to review by legal counsel with respect to compliance with all applicable laws including, but not limited to, laws associated with the use or disposition of publicly and/or school district owned properties. All proposals must contain proposed material agreement terms and documentation of financial responsibility (detailed herein).

All inquiries associated with the Property, including requests for tours and submission of proposals, should be directed to: Dominic D. Dutra at ddutra@3Dstrategies.com. During the RFQ/P process no interested party shall contact or discuss this RFQ/P, the evaluation or selection process, or the award of a purchase and sale agreement with any member of the District's Board or staff. Inquiries shall be addressed to Mr. Dutra as instructed above. Any other such contact may be grounds for disqualification.

The Board reserves the right to reject any or all Proposals, to evaluate each Proposal, and to negotiate or enter into a Letter of Intent or Purchase and Sale Agreement (if awarded). This RFQ/P is not an offer by the District to contract with any party responding to this RFQ/P. This RFQ/P does not commit the District to select any entity and the District makes no representation that participation in the RFQ/P process will lead to an award of contract or any consideration whatsoever. The District shall in no event be responsible for the cost of preparing a response to this RFQ/P. The awarding of a contract, if at all, is at the sole discretion of the District.

SUBMISSION REQUIREMENTS

REQUIREMENTS OF THE RESPONSE

Respondents must include all information stipulated in this RFQ/P. Responses should follow the format outlined herein. Responses should be prepared simply and economically, providing a straightforward and concise description of the Respondent's relevant experience and qualifications. In order to ensure a uniform review process and to obtain the maximum degrees of comparability, the Response should be organized in accordance with the following:

1. **Cover Letter (2 page maximum)**

2. **Table of Contents**

3. **Executive Summary**

4. **Letter of Intent:** Including price, extent and timing for nonrefundable deposits; timing for close of escrow; contingencies, etc.

5. **Basic Information:** Basic information on the company acquiring the property and/or developing the project

6. **Designated Representative:** Provide a single contact person for all future communications relating to this project.

Please identify the contact person's name, title, organization, address, telephone number, and email address.

7. **Lead Member:** Identify the Lead Member of the Team, identifying experience in successfully leading Teams on projects similar to that envisioned for the project

8. **Description of other Team Members**

9. **Expected Advisors:** Identify the companies and individuals who are expected to act as legal, financial or other advisors for the Team, including key contractors and service providers.

10. **Past Performance on Similar Projects:** Respondent's qualifications should demonstrate expertise, experience, and financial capacity in the delivery of projects that compare to the proposed project. Respondents should provide illustrative materials for comparable projects of the last 5-10 years.

SUBMISSION REQUIREMENTS

This RFQ/P is open to prospective Respondents who seek qualification to develop a project on the subject property. Qualifications will be based upon a determination by the District, in its sole discretion, that the Respondent meets the requirements and criteria outlined in this RFQ/P. Upon receipt, all RFQ/P submissions will be reviewed for completeness and compliance with the submission requirements stipulated herein.

After verification of compliance, the evaluation team will assess each Respondent's qualifications in the areas of technical capability and financial capability in accordance with the standards and criteria set forth in this RFQ/P. Respondents are sought that have the demonstrated experience and financial capability to deliver a high quality development project.

DELIVERY OF RESPONSES

1. Each Respondent must submit:

- One (1) electronic file containing the proposal (It is the responsibility of the Respondent to ensure that the file is readable and not corrupt).

2. The Proposal must be submitted prior to **5:00 PM (PST)** on **August 14th, 2026** and **emailed to ddutra@3DStrategies.com**, marked as follows:

Statement of Qualifications and Proposal Attn: Dominic D. Dutra

3D Strategies, Inc.

539 Barcelona Drive

Fremont, CA 94536

SUBMISSION REQUIREMENTS

DOCUMENTATION OF FINANCIAL STABILITY

All Respondents must provide documentation showing that they have the financial ability to meet the financial obligations concerning their proposal. The financial documentation is one important factor in determining whether a Respondent is a “responsible” proposer.

Documentation of financial responsibility may include, but is not limited to, 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 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.
6. The Board reserves the right to request any further information or perform a background or credit check on any entity or principals.
7. This proposal is made directly to interested parties. All responses must be net of any broker’s commission. The school district shall not pay a real estate commission to a party’s principal broker.

Additional information may also be requested.

CONDITIONS FOR RESPONDENTS

PROPRIETARY INFORMATION

All proposals and any related documents received in response to this RFQ/P will not be returned and shall become the property of the District, and thus public records under the California Public Records Act, unless portions of the materials are designated as “proprietary” at the time of proposal submission and are specifically requested to be returned. Vague designations and/or blanket statements regarding entire pages or documents are insufficient and will not bind the District to protect the designated matter from disclosure. Pursuant to *Michaelis, Montanari, & Johnson v. Superior Court* (2006) 38 Cal.4th 1065, proposals may be held confidential by the District and shall not be subject to disclosure under the California Public Records Act until after either: (1) the District and the successful Respondent have completed negotiations and entered in to an agreement approved by the District Board, or (2) the District has rejected all proposals. Furthermore, the District shall have no liability to a Respondent or other party as a result of any public disclosure of any proposal.

All confidential information, which is clearly identified as such, shall to the extent permitted by law, be held in confidence and used only in the evaluation process for the RFQ/P, except as the District and their agents and representatives is otherwise permitted by written instructions from the Respondent. Respondent shall be solely responsible for protecting their own trade secrets or confidential information and will be responsible for all costs associated with protecting such information from disclosure. The District and their agents and representatives have no duty to defend proprietary information from any public records request.

ADDITIONAL INFORMATION

RIGHTS OF THE DISTRICT AND 3D STRATEGIES, INC.

In connection with this process, including the receipt and evaluation of responses and any potential future transaction, the District reserves to itself (at its sole discretion) all rights available to it under applicable law, including without limitation, with or without cause, and with or without notice, the right to:

- a.** Cancel, withdraw, postpone, modify or extend this process, in whole or in part, at any time prior to the Board's approval of a Purchase and Sale Agreement, without incurring any obligations or liabilities.
- b.** Modify the RFP/Q schedule.
- c.** Waive deficiencies, informalities and irregularities in any response.
- d.** Suspend and terminate the process or terminate evaluations of Responses received.
- e.** Hold meetings and interviews, and conduct discussion and correspondence, with one or more of the Respondent(s) to seek an improved understanding of any information contained in a Response.
- f.** Seek or obtain, from any source, data that has the potential to improve the understanding and evaluation of a response.
- g.** Seek clarification and request further information from any Respondent to fully understand information provided in the response and to help evaluate and rank the Respondents.
- h.** Reject a response containing exceptions, additions, qualifications or conditions not called for in the RFQ/P or otherwise not acceptable to the District
- i.** Conduct an independent investigation of any information, including prior experience, included in a response by contacting references, accessing public information, contacting independent parties, or any other means.
- j.** Reject all proposals or otherwise not award a Purchase and Sale Agreement pursuant to this RFP/Q.

OBLIGATION TO KEEP RESPONDENT TEAM

Respondents are advised that all individuals or firms identified in the response shall remain on the proposed Respondent team for the duration of the RFP/Q process. If extraordinary circumstances require a change, it must be submitted in writing to the District and 3D Strategies, Inc. The District may, at its sole discretion, determine whether to authorize a change, recognizing that certain circumstances may occur that are beyond the Respondent's control. Unauthorized changes to the Respondent's team at any time during the negotiation process may result in elimination of the Respondent from further consideration.

DISCLAIMER



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While the information and property documents contained herein, or that may be made available as a part of this RFP/Q process, have 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 independent due diligence investigation.

The information contained herein, or that may be provided, has been obtained from sources we believe to be reliable; however, neither 3D Strategies nor the District has verified, and will not verify, any of the information contained herein, nor has 3D Strategies or the District conducted any conclusive investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information or documents provided or that may be provided. All potential buyers must take appropriate measures to independently verify all of the information set forth herein.

Neither 3D Strategies nor the District has made any investigation, and neither makes any 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.