

# Request for Qualifications and Proposals

## Dominican Sisters of Mission San Jose (Fremont, CA)



2.55-acre parcel with  
buildings totaling approx.  
29,738 SF.

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# History

The Motherhouse grounds are sacred land where the Ohlone people lived for generations. Framed by rolling hills and vistas of distant San Francisco Bay, the Motherhouse is located in the Mission San Jose District of Fremont, California. The hillside location is home to Sisters in active ministry as well as those requiring assisted living or skilled nursing care. In 1891, the Dominican Sisters purchased the building and property that was originally constructed for St. Thomas Aquinas Seminary, the first archdiocesan seminary of San Francisco. Upon their arrival, the Sisters established a day school and orphanage, and in 1907 transferred their Motherhouse to Mission San Jose. For many years, Sisters entered the Congregation at the Motherhouse where they received their formation in Dominican life and prepared for ministry at Queen of the Holy Rosary College which was located on the campus. The Dominican Sisters often speak of the “preaching of the Motherhouse.” They reverence their home as holy ground that includes a meditation garden, a meadow with native California plants, a community garden, beehives, and walking paths under historic olive trees. It provides a serene and prayerful setting for retreats and gatherings.



The Jordan and Siena buildings are currently a part of the approximate 25-acre Motherhouse property, although the 2.55-acre parcel upon which they reside is now legally subdivided and thus a separate parcel. The Jordan building includes the Dominican Sisters School of Music, promoting global peace and unity through music. Since the late 1880's the Dominican Sisters have shared the love of music with thousands of eager students. The Dominican Sisters School of Music (DSSM) was formally established in 1961 - and continues to hear the voices of gratitude today. The Siena building most recently served as the home of Alzheimer's Services of the East Bay, a nonprofit which operated an adult memory program. The new Fremont site was the first dementia-specific Adult Day Health Care in Fremont, and filled an unmet need in the area of memory care in southern Alameda County, serving Fremont and surrounding communities. Although both buildings previously housed these programs, the services are no longer provided at these locations. This project was done in partnership with the Dominican Sisters of Mission San Jose, an integral part of their Bold Awakening strategic plan. In an effort to utilize unused space, the Sisters weighed various options for opening parts of their Fremont campus up to the public. A number of community partners were considered, but with members of the sisters' own population experiencing memory loss, a partnership with ASEB seemed a natural fit. This project was made a reality with grants from the City of Fremont, as well as private foundations.

# Selection Process for Submittals

All Proposals will be reviewed by the leadership of the Dominican Sisters (the “Leadership”) with respect to the qualifications of the proposer and the alignment of the proposal with the stated preferences. In selecting a proposal, if any, the Leadership 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 proposer team; the nature, scope and extent of impacts of the proposed use; overall benefit to the future of the Dominican Order and other appropriate criteria.

In addition, the Leadership will give careful attention to the ways in which each proposal incorporates and reflects the values identified in the Dominican Sisters Mission Statement. These values include honoring the history, tradition, and values of the Dominican Sisters; respecting the Religious life of the Sisters; addressing the needs, heritage, and environment of the Mission San Jose area; fostering the value of beauty and ecology with respect for all of creation; and demonstrating consideration for the lives and businesses of our neighbors. **As part of this commitment, the Sisters wish to ensure that the property includes a physical commemoration—such as a plaque or other appropriate marker—honoring communities historically connected to the land and the presence and contributions of the Dominican Sisters.**

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 religious and/or nonprofit owned properties. All proposals must contain proposed material agreement terms and documentation of financial responsibility (detailed herein).

**All inquiries associated with the Property, to garner assistance in a tour of the Property, and all proposals should be directed via email to:**

**Dominic D. Dutra at [ddutra@emmausgroup.com](mailto:ddutra@emmausgroup.com)**

**The Leadership reserves the right to accept proposals, or reject all proposals, at its sole discretion.**

# Guidance for Proposers

The Dominican Sisters of Mission San Jose will soon be creating a Master Plan for their beautiful and sacred Motherhouse grounds. They are part of the world-wide Order of Preachers (aka the Dominicans) founded by St. Dominic in the 13th century. Though independent in their operations and civil structures, the Sisters belong to the same extended Dominican family and collaborate in their shared mission to preach the Gospel.

While recent land use analysis for the 2.55-acre property appears to favor a sale of the property to a residential development as the most viable and “Highest and Best Use” (and thus why a conceptual residential site plan is included in the Offering Memorandum), a long-term ground lease might be considered if it meant that the Sisters would retain ownership of the property while supporting a mission aligned use of the property (i.e. the Four Dominican Pillars of Prayer, Study, Community and Service.)

The following is provided to assist Interested Parties in preparation of their proposals.

- **PROPERTY VALUE** - Please provide a rationale for the price and terms offered. For example, if purchased for residential development, the quantity, size and retail value of the homes proposed.
- **GROUND LEASE** - Terms to include a) an annual market rate return on the Discounted Property Value, (b) a personal guarantor, (c) an agreement to not have annual payments contingent on the proposed projects success, and (d) not being subordinated to future debt.
- **OTHER CONSIDERATIONS** - To the extent the offer price or ground lease is discounted from its Highest and Best Use, the proposer should provide a clear explanation for how the project's mission and/or alignment with the four Dominican Pillars of community, ministry (service), study, and prayer might justify said discount.
- **CONTINGENCIES** - Any and all contingencies should be clearly detailed, with a preference for limiting said contingencies.
- **DEPOSIT STRUCTURE** - To the extent contingencies exist and the feasibility period is extended, deposits should be significant, nonrefundable and released to the property owner throughout the proposed period.
- **OUTSIDE DATE FOR CLOSE OF ESCROW or LEASE TRANSITIONS** - There is a preference for a close of escrow or lease transition period within 60-90 days, as opposed to a lengthier period, but an equally strong recognition that a residential project will only close escrow once formal approvals are obtained. With this in mind, the Sisters prefer closing escrow ASAP and thus at Tentative Map, as opposed to Final Map, and the nonrefundable and released deposits will take on great importance when evaluating offers.
- **EXPERIENCE** - Demonstrated expertise and experience in the delivery of projects that compare to the proposed project.
- **FINANCIAL STRENGTH** - Proof of the financial resources required to successfully execute a project of this nature and scope.

# Documentation of Financial Stability

## **Documentation of financial responsibility may include the following:**

1. Financial statements evidencing sufficient funds to acquire the property.
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 can reasonably be known by the entity.
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 purchase 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 parties. All responses must be net of any broker's commission.
8. The Church shall not pay a real estate commission to the buyer's broker.

**Additional information may also be requested.**

# Property Information

Property	2.55-acre parcel
Address	43326 Mission Circle Fremont, CA 94539
APN	513-380-50
Lot Size	Approx. 2.55 Acres
Building Size	Total: Approx. 29,738 SF Siena Building: Approx. 15,698 SF Jordan Building: Approx. 14,040 SF
Current Zoning:	P-2001-34 (HOD) - See <a href="#">LINK</a>
General Plan	Residential - Hillside, <2.3 or < 8.7 DU/AC
Stories	Siena Building: 3 (including basement) Jordan Building: 2
Year Built	1965 (per title records)
Existing Seller Work Product	Conceptual site plan, elevations, rendering, survey, grading/drainage, city comments, etc. available upon receipt of confidentiality agreement.





# Conceptual Site Plan



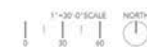
The attached conceptual site plan was created to conform to the General Plan Hillside Residential designation and Planned Development (PD) guidelines. The PD states that lots must be a minimum of 4,000 sf. The density of the conceptual plan is over 7 dwelling units per acre. This plan has been created for conceptual planning purposes only and is not to be used or relied on for any purpose.

## MISSION TERRA PLACE

FREMONT | CA

3DSTRATEGIES | 24-136

DATE 01/21/26



CONCEPTUAL SITE PLAN | SP1

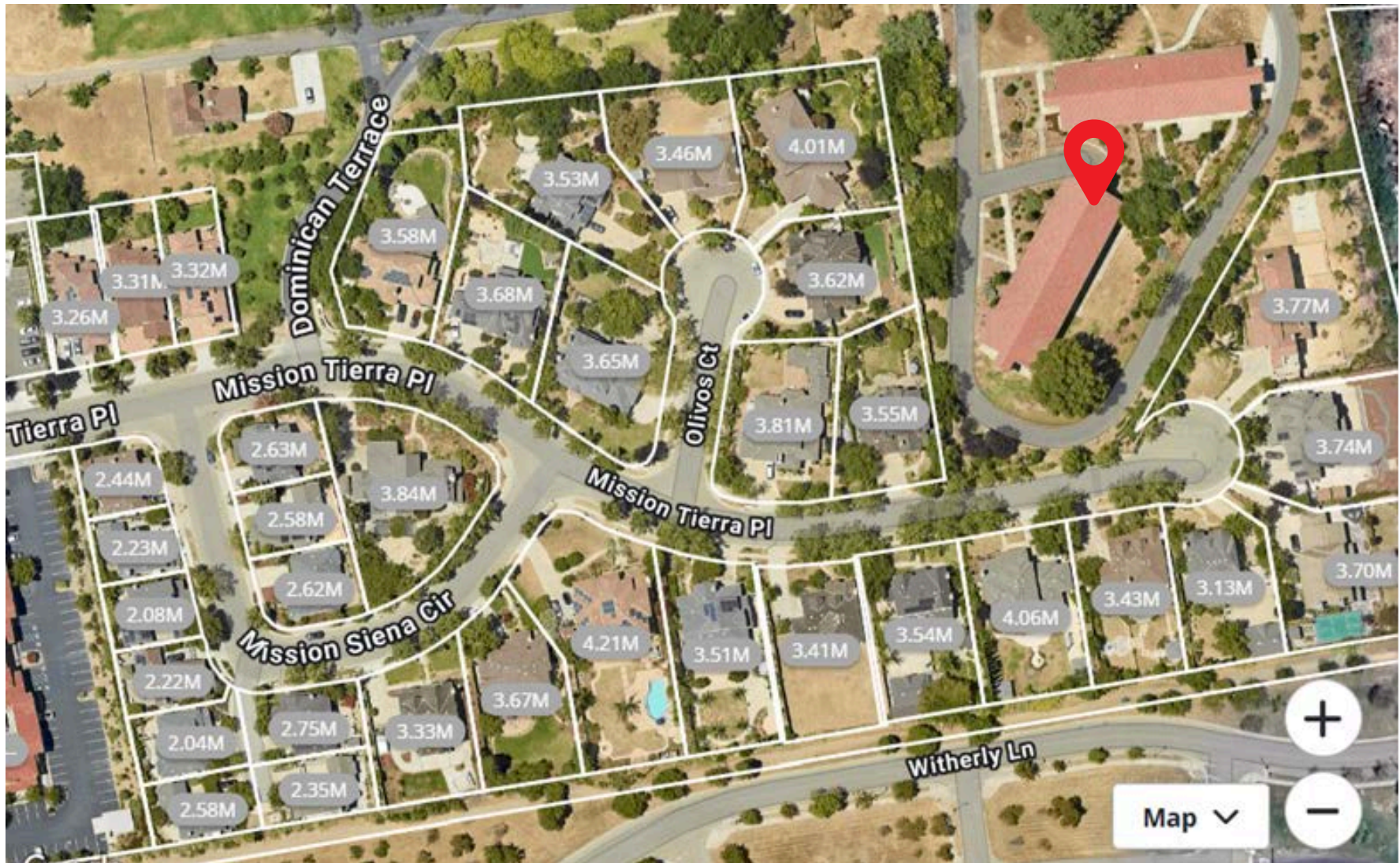


URBAN  
ARENA

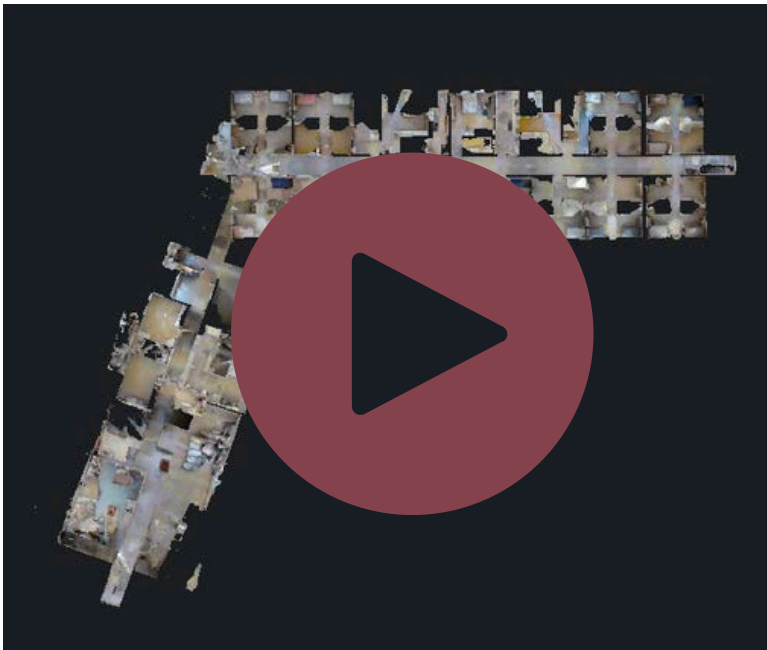
Additional renderings, elevations, conceptual architectural plans, conceptual civil plans, and other documents available upon execution of confidentiality agreement.

# Neighborhood Housing Market

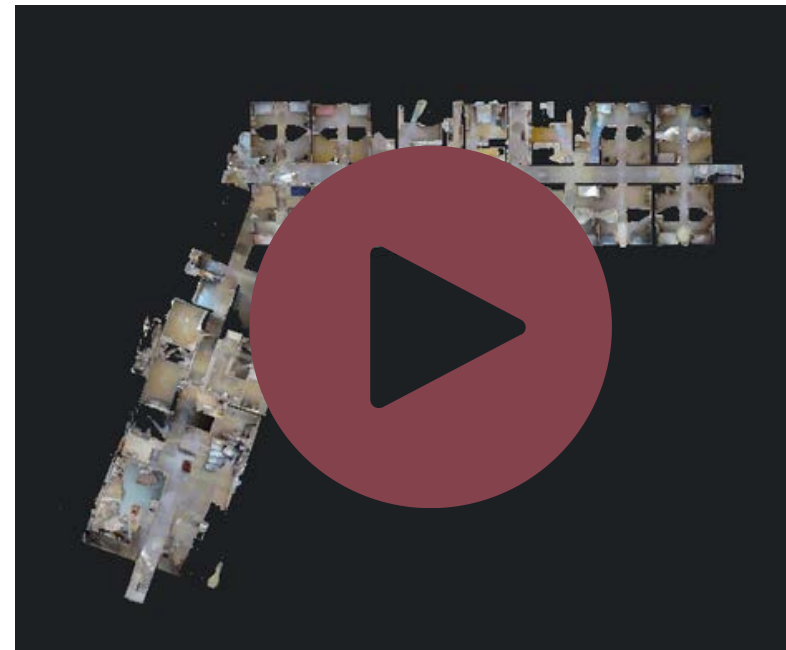
\*Source: Zillow (November 2024)



# Property Matterport Walk Through



Siena Building - Approx. 15,698 SF



Jordan Building - Approx. 14,040

# Aerial Video



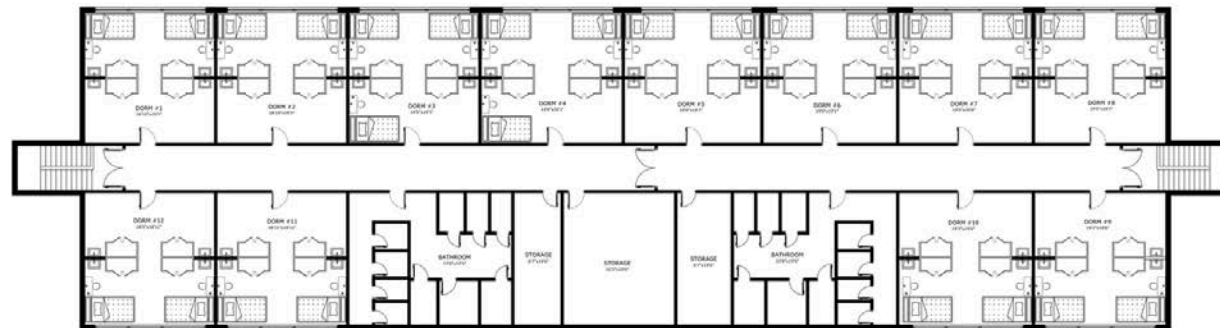


# Floor Plan

Address: 43326 Mission Boulevard #10, Fremont, CA 94539 - Jordan Building



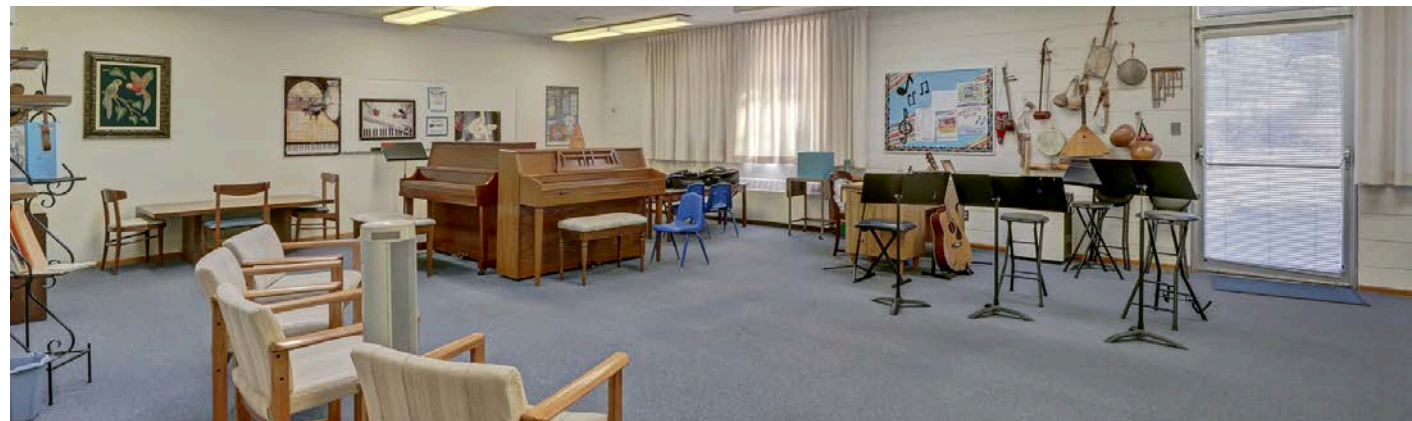
FIRST FLOOR



SECOND FLOOR

\*This floor plan is for illustration purposes only and is not intended to provide precise layout or measurements of the home. Potential buyers should investigate these issues to their own satisfaction.\*

# Property Photos - Interior



# Property Photos - Exterior



# Proprietary Information

All Proposals and any related documents received in response to this RFQ/P shall become the property of property owners without any restriction on usage and are non-returnable. Respondent may maintain a copy of any such material for their records. The property owners shall own the entire copyright of whatever nature or extent and in all media whatsoever to any documents (records) produced through the submittal.

Respondent acknowledges that all information submitted to the property owners in response to this RFQ shall become the property of the the property owners upon receipt and will not be returned. Any information deemed to be confidential by the Respondent should be clearly noted on the page or pages where such confidential information is contained; however, the property owners cannot guarantee that it will not be compelled to disclose all or part of said information.

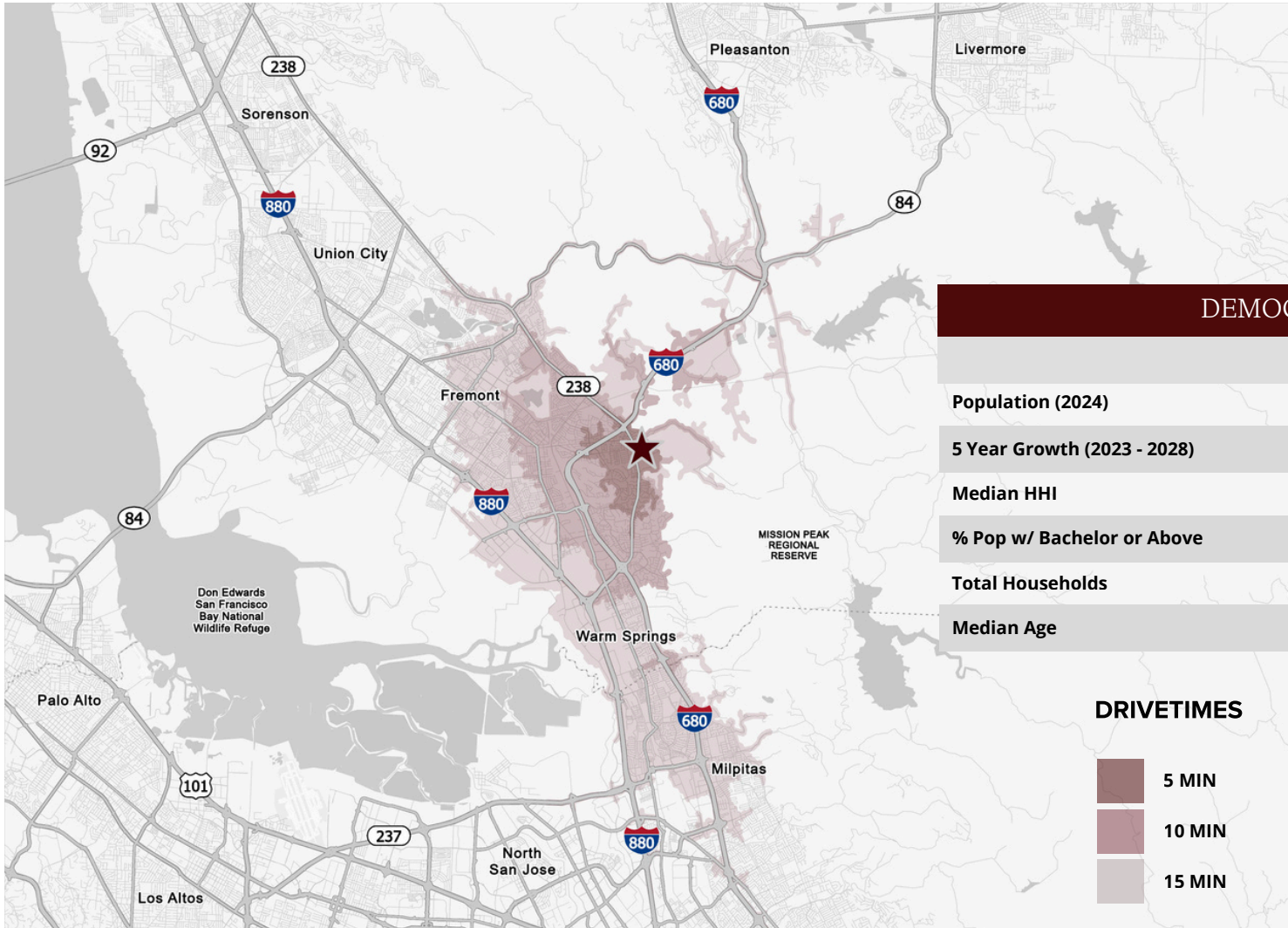
All confidential information, which is clearly identified as such, shall to the extent permitted by law, be held in confidence and used only in the evaluation process for the RFQ/P, except as the property owners are otherwise permitted by written instructions from the Respondent. Respondent shall be 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 property owners have no duty to defend proprietary information from any public records request.

# Rights of the Property Owners and Broker

In connection with this procurement process, including the receipt and evaluation of Responses and any eventual transaction, the property owners 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, or extend this process in whole or in part, at any time prior to the execution of the transaction, without incurring any obligations or liabilities.
- b. Modify the schedule.
- c. Waive deficiencies, informalities and irregularities in a Response.
- d. Suspend and terminate the process or terminate evaluations of Responses received.
- e. Hold meetings and interviews, and conduct discussions and correspondence, with one or more of the Respondents 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 the Response.
- g. Seek clarification 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 property owners
- 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. Request additional information from a Respondent during the evaluation of its Response.

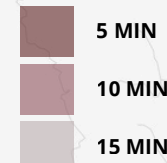
# Demographics



DEMOGRAPHICS (ESRI)

	5 MIN	10 MIN	15 MIN
<b>Population (2024)</b>	7,876	58,368	191,719
<b>5 Year Growth (2023 - 2028)</b>	0.93%	1.92%	1.85%
<b>Median HHI</b>	\$200,001	\$200,001	\$171,417
<b>% Pop w/ Bachelor or Above</b>	79.34%	75.03%	63.48%
<b>Total Households</b>	2,387	18,548	60,894
<b>Median Age</b>	43.1	41.8	39.2

DRIVETIMES



# City of Fremont

Fremont is a vibrant city located in Alameda County, California, within the East Bay region of the Bay Area. As of 2024, Fremont has a population of approximately 236,000, making it the fourth most populous city in the Bay Area, following San Jose, San Francisco, and Oakland. Known for its proximity to Silicon Valley, Fremont boasts a strong presence of high-tech industries and businesses.

## Key Highlights

- **Family-Friendly Community:** In 2022, Fremont was ranked as the No. 1 Best City to Raise a Family by WalletHub, reflecting its strong educational resources, parks, and overall quality of life.
- **Cultural Diversity:** Fremont is known for its rich cultural diversity, with a wide range of communities contributing to the city's vibrant character. This diversity is celebrated through various cultural events and local initiatives.
- **Educational Excellence:** Mission San Jose High School is a standout in the area, ranked 8th in California and 94th nationally by U.S. News & World Report in 2022. The school's academic achievements attract families to the region.
- **Affluent Community:** The average household income within one mile of Mission San Jose High School exceeded \$210,000 in 2023, reflecting the area's affluence and economic stability.
- **Parks and Recreation:** Fremont boasts over 900 acres of parks and recreational facilities, including Mission Peak Regional Preserve, which is popular for hiking and outdoor activities.
- **Transportation:** The city has excellent access to major highways (I-880 and I-680) and public transportation options like BART, making commuting to San Francisco and San Jose convenient.
- **Real Estate Market:** As of early 2023, the median home sales price in the Mission San Jose area surpassed \$1.3 million, driven by demand from professionals and families seeking access to top-performing schools.

Fremont's unique blend of cultural diversity, educational opportunities, and proximity to high-tech industries makes it an attractive destination for families and professionals alike. With ongoing developments and a focus on community well-being, Fremont continues to thrive as a desirable place to live and work in the Bay Area.



# Disclaimer



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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, Emmaus Group has not verified, and will not verify, any of the information contained herein, nor has Emmaus Group 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.

Emmaus Group 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.