

**Request for Written Offers**  
**Presented by the California Department of General Services**  
**Surplus State-Owned Property**  
**Estrella Boys School, Paso Robles, California**  
December 14, 2020- Offers are due February 16, 2021

## I. Introduction and Background

The State of California, Department of General Services (“State”), is selling approximately 137± acres (“Sale Property”) located in the City of El Paso de Robles (“City”), California. The Sale Property, which was formerly the Estrella Youth Correctional Facility, is located at 4545 Airport Road, adjacent to the Paso Robles Municipal Airport and less than 5 miles from the City center. The Assessor’s Parcel Number is: 025-434-001

The facility no longer meets the program requirements of the California Department of Corrections and Rehabilitation and is presently vacant. The State and the City were in negotiations for the purchase of the Sale Property. Those negotiations have not been successful.

The State is now soliciting offers to purchase the Sale Property. The details are posted on the Property Web Page, <https://www.dgs.ca.gov/RES/Resources/Page-Content/Real-Estate-Services-Division-Resources-List-Folder/DGS-Surplus-Property-Homepage/Page-Content/DGS-Surplus-Property/Surplus-Property-for-Sale/CDCR-Estrella>, check the site “RFP Updates” no later than one month before the submittal deadline. Interested parties are encouraged to refer regularly to the website for this and other new information.

## II. Description of Area and Surrounding Uses

The Sale Property is situated approximately 1.3 miles from California State Route 46 and 3.6 miles from U.S. Route 101. Direct highway access is via Airport Road, which runs adjacent to the east side of the rectangular-shaped property. The Sale Property is located directly across Airport Road from the Paso Robles Municipal Airport which is a regional aviation airport that does not offer scheduled passenger service. Multiple aviation maintenance providers, parts manufacturers, and related businesses are based in the area around the Paso Robles Airport known as the Airport Road Industrial Park. The Sale Property is bordered on its other three sides by agricultural land.

The Sale Property is located approximately 2 miles from the Golden Hills Plaza shopping center, 3.5 miles from Williams Plaza shopping center, and 4.5 miles from the heart of downtown Paso Robles with many dining and shopping options. Also located approximately 3.5 miles away is Cuesta College North County Campus with an average of 2,000 students attending approximately 180 classes that are offered each semester. Overnight accommodations within a 10-minute drive of the property include La Quinta Inn & Suites, Allegretto Vineyard Resort, Adelaide Inn, Best Western Plus, Holiday Inn Express & Suites, and The Oaks Hotel & Suites, with numerous other hotels and permitted vacation rentals in the broader region.

The City has recently approved approximately 2,500 new housing units within City limits, including all housing types ranging from apartments to executive homes. The largest planned developments are both on the eastern side of the City as is the Sale Property; they include the Olsen - South Chandler Ranch project with 1,293 residential units, and Beechwood with 911 residential units, including at least 150 multi-family residential units. The City of Paso Robles has multiple parks and facilities that are enjoyed by the community, and all parks are open to the public for daily, general use.

#### A. City of Paso Robles Profile

The City of El Paso de Robles, or "Pass of the Oaks," is located halfway between San Francisco and Los Angeles, in San Luis Obispo County. Surrounded by scenic rolling hills and California's premier wine regions, Paso Robles is only 27 miles from beautiful beaches. This thriving community of over 30,000 possesses the benefits of a suburban-rural community while retaining a small-town feel and is one of California's best kept secrets. With over 200 wineries nearby and a bustling downtown with a variety of excellent restaurants and quality retail, Paso Robles is fast becoming one of the most desirable and yet relatively affordable places to live, work, and play.

#### B. City Economic Development Strategy

The City understands the importance of business and works hard to attract commerce in a diverse array of industries. The economic outlook for Paso Robles continues to be strong. The housing market is robust, and offers a wide array of housing choices, including new neighborhoods, houses with acreage, infill, and charming Victorian homes, with a median home price around \$550,000. The City is development-friendly and in recent years has taken steps to reduce processing and permitting times as well as development impact fees, which has helped facilitate the approval of significant additional housing supply.

Workforce development and educational resources are strong. Paso Robles also has excellent schools, both public and private. As of August 2020, Paso Robles had a labor force of 15,100 with an unemployment rate of 8.1%, much higher than normal given the pandemic (Source: State of California Economic Development Department). Approximately half an hour away is the nationally ranked Cal Poly State University in San Luis Obispo, and within the city of Paso Robles is accredited Cuesta College (North County Campus). Opening in Q4 of 2020, THE SEEDBOX in Paso Robles is a business center, coworking, shared office & event space for a community of entrepreneurs, and technology and creative professionals focusing on creating technology solutions and lifestyle brands.

Tourism continues to be a major source of income for the City. The increase in grape and wine production has made Paso Robles a tourist destination for in-state, national, and international visitors. Transient occupancy tax collections, viewed as an indicator of tourism success, increased last year by approximately 11.4% over the prior fiscal year. Paso Robles also has the highest per capita retail spending in the North County with strong commercial centers and automobile dealerships.

The City of Paso Robles actively collaborates locally and regionally with economic development partner organizations including REACH (Regional Economic Action Coalition for the Central Coast) and the EVC (Economic Vitality Corporation of San Luis Obispo County) for coordination of strategies and resources. The stated goal of REACH is to attract 15,000 additional head of household jobs by 2030.

Always looking to the future, the City Economic Development Strategy is to provide the environment and means to attract, retain, and expand diverse business and employment opportunities, and become a premiere economic hub while retaining Paso's appealing small-town feel.

### C. Airport Area

Paso Robles has one airport serving the city, Paso Robles Municipal Airport, a regional general aviation airport located about 5 miles northeast of downtown Paso Robles. Paso Robles Municipal does not currently offer scheduled passenger service, they do however have a large amount of daily business aviation operations, in addition to serving as a large general aviation base. California Department of Forestry and Fire Protection (Cal Fire) has an air attack base at the airport. There, aircraft are reloaded with firefighting chemicals, which are dropped on brush and forest fires. Also, the California Highway Patrol (CHP) houses a fixed-wing aircraft, used for speed enforcement, and a helicopter, used for search and rescue. The area immediately surrounding the Paso Robles Airport, known as Airport Road Industrial Park, is also home to many aviation maintenance providers and facilities, as well as home to many aviation parts manufacturers and other related businesses (Source: Curtis-Rosenthal Appraisal Report, 2017).

### D. Wine Country

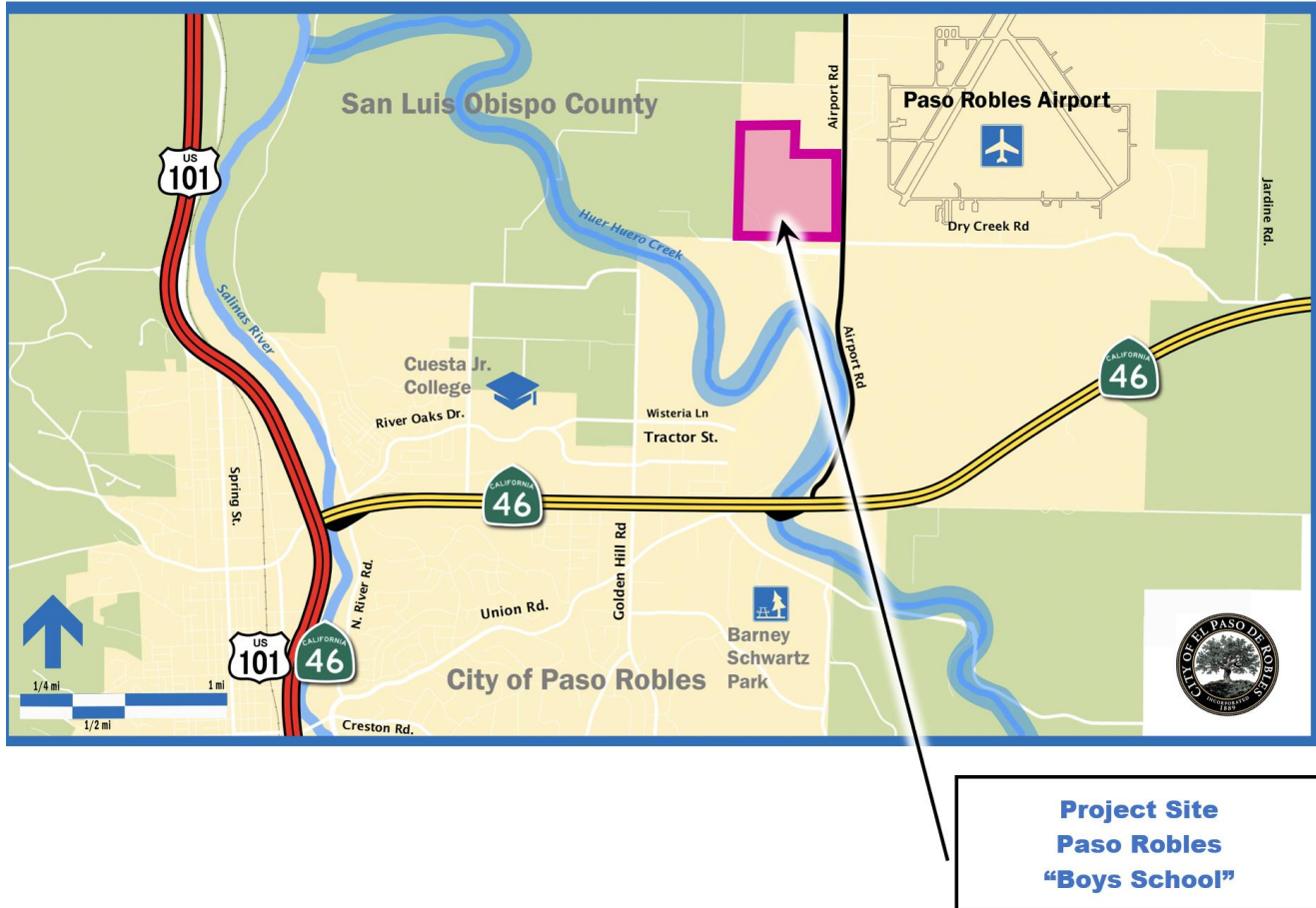
The City of Paso Robles has a long history with both wine and healing waters. Travel and Leisure magazine rated Paso Robles as one of the “25 Top Places to Visit for the Holidays” in 2015 and in 2016. In January 2020, the New York Times ranked Paso Robles as #6 in the Top 50 Places in the World to visit in 2020. Paso Robles wines continue to garner awards and top point rankings from Wine Enthusiast, Wine Spectator, Robb Report, and others. Additional accolades for Paso Robles include “America's Healthiest Small Towns,” “Best Small Main Street Towns in America,” “America’s Happiest Cities,” “Best Food and Wine Festivals,” “Winery of the Year” (Tablas Creek, Justin), and “Brewery of the Year” (Firestone Walker Brewing, multiple times) among others. As these honors attest, Paso Robles and the Central Coast offer an unparalleled quality of life.

### E. Surrounding Area Development Pattern

The project site is located in the northeastern portion of the City adjacent to the Paso Robles Airport. The area is generally rural in character with industrial development surrounding the Airport. The site is located adjacent to the City limits and the surrounding County lands are typically large commercial vineyards and rural residential “ranchettes”. The City General Plan designates most of the surrounding area for business park and industrial development. An improved, but vacant, industrial subdivision tract, known as Winery Row, lies directly south of the site and is ready for development. Due the to the proximity to the Airport, the San Luis

Obispo Airport Land Use Commission and the City do not permit new residential development in the area.

Figure II-1 Context Map



### III. Description of Site

#### A. Previous Use

The El Paso de Robles Juvenile Facility was built in the mid-1950s and was in continual use until its closure in July 2008.

#### B. Existing Buildings

There are 42± separate buildings in the facility. There are approximately 12 buildings that provided housing for those in the Youth Authority custody. There is a newer medical building for health and dental issues, 1 gymnasium with pool, 1 gymnasium without pool, one large administrative office building which also houses new inmate admissions, one machine and maintenance building at the rear of the property, 1 chapel/auditorium, 1 small school administration building, approximately 7 class room buildings, workshops, library, visitor center, large central kitchen and goods delivery, large broiler room, and a fire drill station with fire truck garage.

There are 6 residential houses outside of the enclosed gated grounds of the Youth Authority for staff employed at the site. There are two sally ports, there had been fuel stations, a car wash building and each of the custody housing cottages and cells have fenced recreational spaces at the rear of the building. The entire facility is completely fenced and secured from outside entry without permission. (Source: Curtis-Rosenthal Appraisal Report, 2017)

The City has the full set of available plans for the existing buildings. They can be reviewed by request to the City contact, as identified in Section XIII below.





## C. Utilities and Infrastructure

### 1. Existing Utilities

The Boys School facility is currently served by City sewer; water is provided by a “private” on-site well and internal water distribution system. The electrical service is provided by Pacific Gas and Electric. Broadband service is available from AT&T.

### 2. Water System Upgrades

The existing water system is inadequate to serve new development and does not meet standards that would allow it to be connected to the City water system. It is expected that the existing well and water system will need to be abandoned and a new water system, connected to the City water system, will need to be installed throughout the site. The City water mains adjacent to the project site should have adequate capacity to serve the redeveloped site.

### 3. Sewer System

The existing City sewer lines that cross and serve the site will need to be abandoned and replaced with a new network of sewers that includes service to the Cal Fire facility. Based on the proposed project, the application will need to prepare wastewater generation projections to verify existing off-site sewers have adequate capacity for the project. The City’s sewer master plan calls for a new regional sewer main serving the Airport area. Installation of this new main will have to be coordinated with redevelopment of the project site for this area. The City Engineer can be contacted regarding water and sewer questions and information.

## IV. Condition of Existing Buildings/Facilities

### A. State Surveys

The campus and original buildings are over 60 years old and the facility is generally in poor condition overall. Estimated building repair costs are approximately \$70.4 million. Consideration should also be given to the amounts estimated for disabled access compliance, which are not costs related to needed repairs.

Original and most of the past-updated equipment and materials are beyond the end of their useful lives. The Architectural elements and finishes have been maintained; however, the building envelopes and finishes are showing their age. The roofs are in very poor condition and are directly responsible for a significant number of interior repairs. Most of the mechanical equipment in buildings throughout the facility is due for replacement, while other HVAC equipment needs major maintenance and repair service. The electrical system has been upgraded for some facilities; however, the main service components are past their useful life. (Source: Facility Assessment Report, California Department of Corrections and Rehabilitation, 2007)

### B. Deferred Maintenance

The deferred maintenance is due to State of California cutback in funding. (Source: Curtis-Rosenthal Appraisal Report, 2017)



## V. Project Vision

### A. City's Vision

The City of El Paso de Robles (City) envisions the development of approximately 1,500,000 square foot master planned business and industrial park on the former Estrella Youth Correction Facility (Boys School) site (see Exhibit A). The master plan would be consistent with the City's Airport Master Plan, in substantial conformance with the Airport Land Use Plan for the Paso Robles Municipal Airport (Airport), and support and enhance the City's overall economic strategy and development goals.

The conceptual site plan envisions business park facilities ranging from small to medium size buildings and potentially up to a .5 million square feet of distribution warehouse use. Development located at the corner of Airport Road and Dry Creek Road could include office and other commercial buildings anchored by a 120-room business hotel. The existing Boys School Central Green, and potentially some of the brick dormitories, would be restored or rehabilitated to create a central, pedestrian-scaled focal point for the project. Adjacent to the Central Green, a potential exists for a commercial development at the corner of Airport Road and Dry Creek Road. The proposal should include preservation of the large, native *Quercus lobata*/Valley Oak trees and incorporation into the project. A new internal circulation system and utility improvements would be installed to provide coordinated access connections to the Airport and the Winery Row industrial tract to the south. The project master developer would be expected to cooperate with the City on the construction of the new Airport Road "Parallel Route", including the construction of the Huer Huero Creek Bridge.

Figure V-1 Conceptual Reuse Framework Plan Rendering





## B. Preferred Land Uses

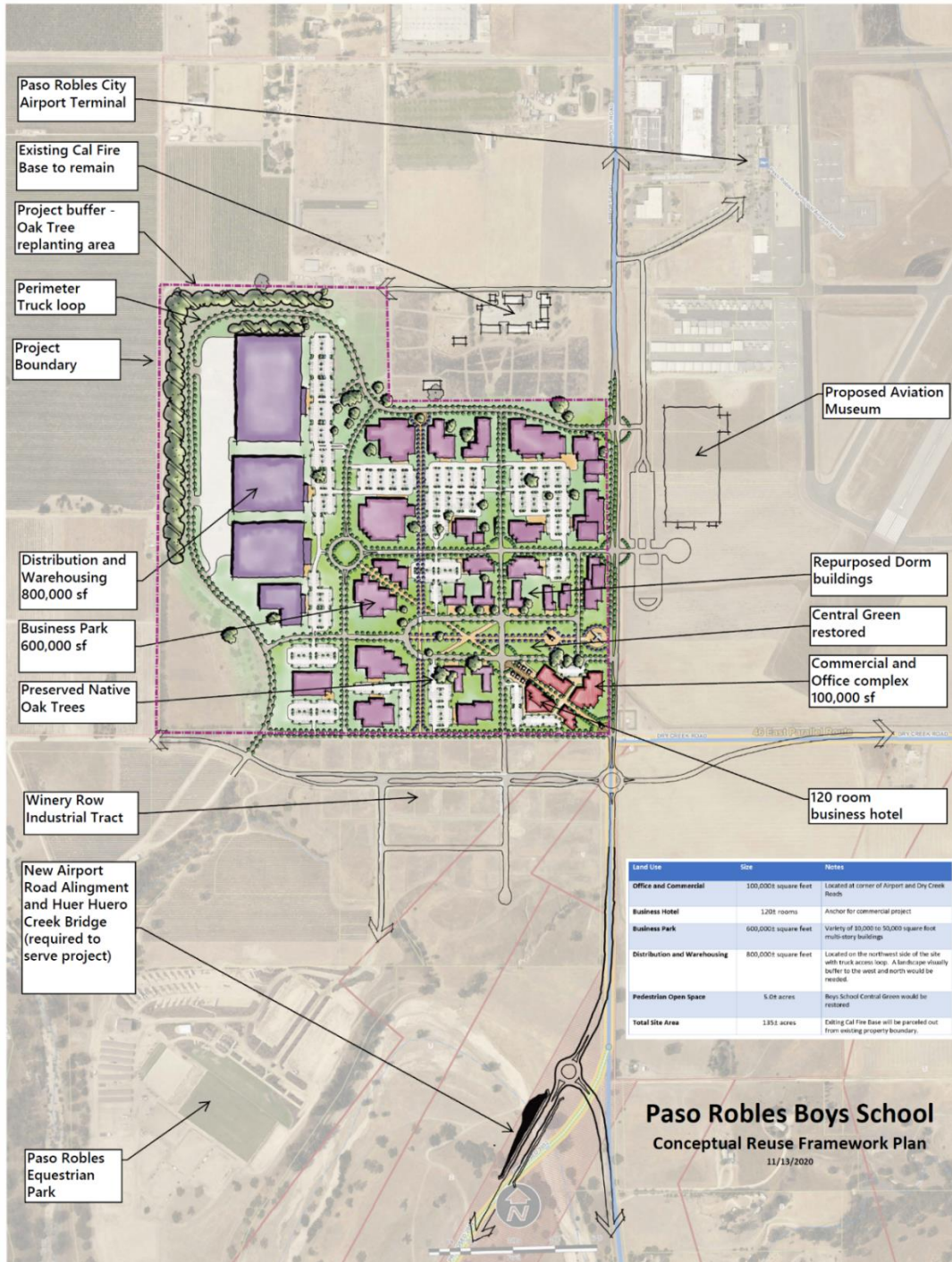
Based on the City's analysis of the site and local development trends, the highest and best use of the site appears to be a combination of 1,500,000± square feet of industrial, office and commercial uses, including a business hotel.

Conceptual Framework Plan Land Uses	Size	Notes
<b>Office and Commercial</b>	100,000± square feet	Located at corner of Airport and Dry Creek Roads
<b>Business Hotel</b>	120± rooms	Anchor for commercial project
<b>Business Park</b>	600,000± square feet	Variety of 10,000 to 50,000 square foot multi-story buildings
<b>Distribution and Warehousing</b>	800,000± square feet	Located on the northwest side of the site with truck access loop. A landscape visually buffer to the west and north would be needed.
<b>Pedestrian Open Space</b>	5.0± acres	Boys School Central Green would be restored
<b>Total Site Area</b>	135± acres	Exiting Cal Fire Base will be parceled out from existing property boundary.

### C. Conceptual Project Concept

The following Conceptual Framework Plan is a visual representation of one way the land use program could developed on the site.

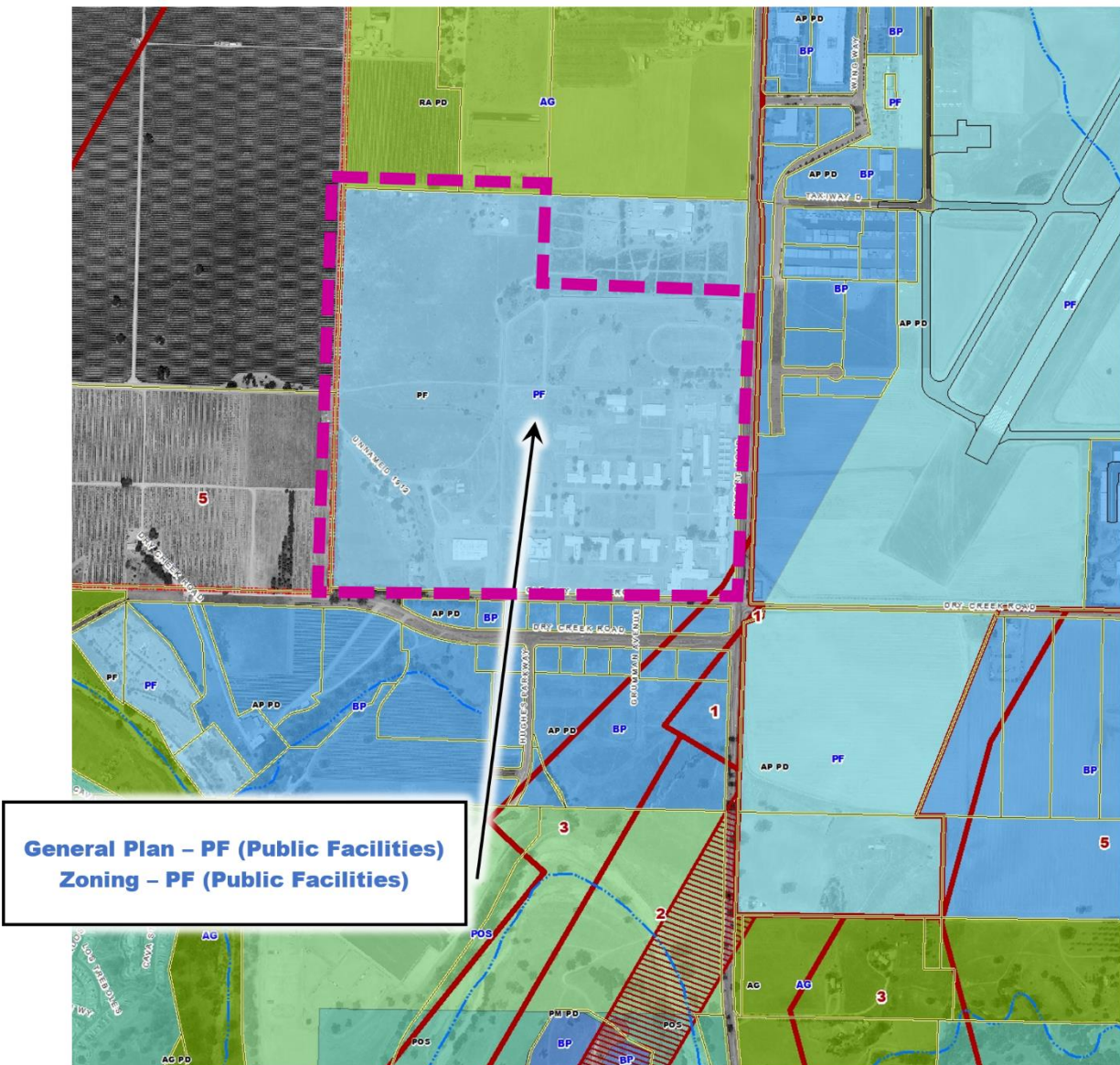
Figure V-2 Conceptual Reuse Framework Plan



#### D. Existing General Plan, Zoning

The entire site is within the City of Paso Robles city limits. The General Plan Land Use designation is PF (Public Facilities) based on the historic use as a State correctional facility. The corresponding Zoning District is also PF (Public Facilities). The Public Facilities designations significantly limit the allowable uses that would be permitted for private development of the site. Based on the Conceptual Framework Plan, the highest and best use of the site would be a combination of industrial, office and commercial uses which would require a general plan amendment and zoning map amendment for the entire site.

Figure V-3 General Plan and Zoning Map

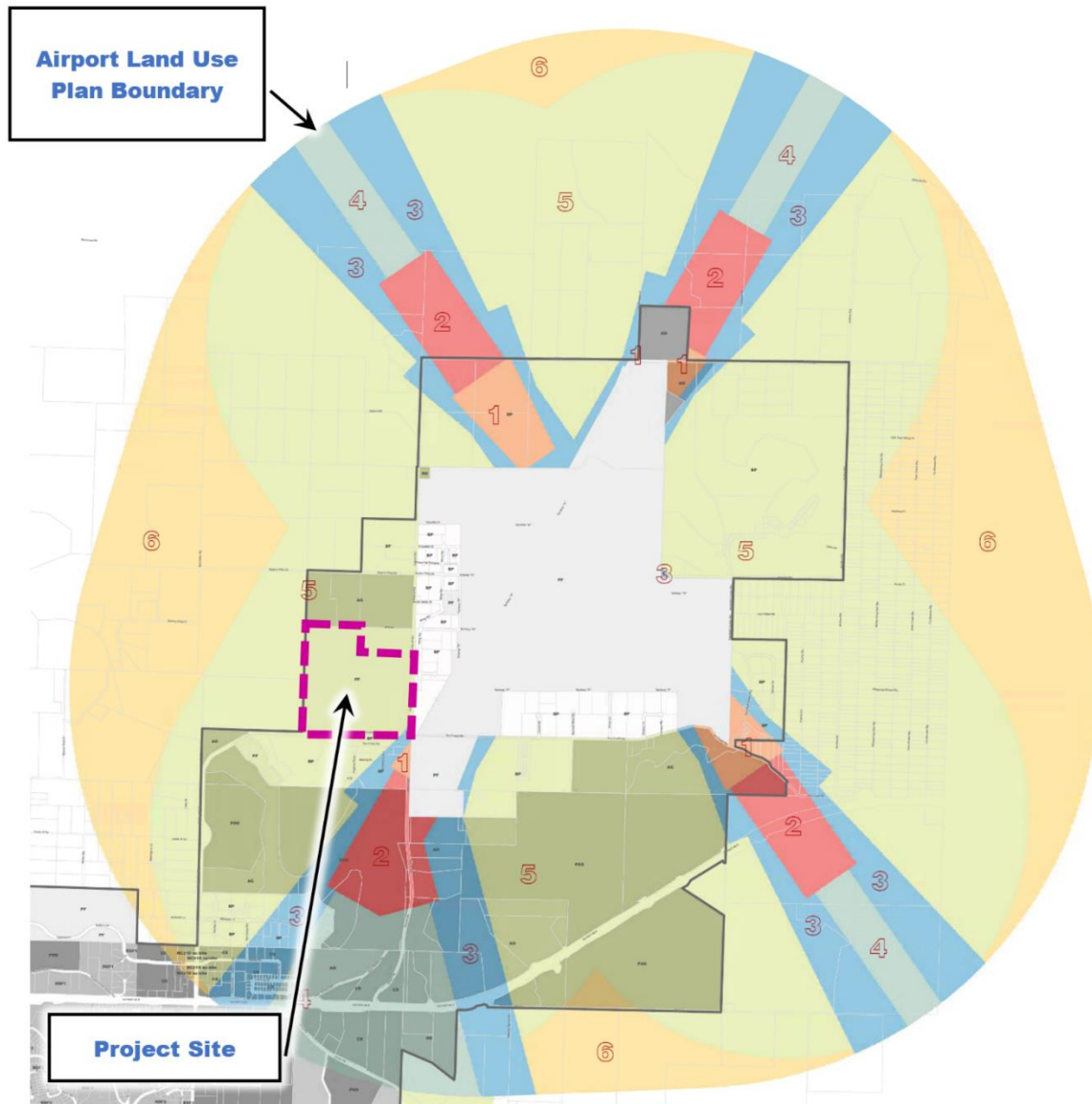




### E. Airport Land Use Plan

The site is directly adjacent to the City of Paso Robles of Airport. Due to the proximity to the Airport the site is also regulated by the Airport Land Use Plan (ALUP) in addition to the Zoning Ordinance. The ALUP establishes six airport compatibility zones with increasing restrictions (Zone 1 most restrictive – Zone 6 least restrictive) based on proximity to the runway landing patterns. Almost the entire project site is within ALUP Zone #5 which is less restrictive and would permit all the uses shown on the Framework Plan. Residential uses are not allowed in any of the Airport Zones.

Figure V-4 Airport Land Use Plan Area





#### F. Preferred Development Process

The City's preferred approach to development entitlements for the site would involve a cooperative master planning effort between the property developer / owner and the City. Once an acceptable development plan was agreeable to the owner and City the concurrent processing of the following development entitlements would occur:

1. General Plan Amendment
2. Zoning Map Amendment
3. Master Development Plan / Planned Development approval
4. Conditional Use Permit(s) (if necessary)
5. Tentative Tract Map(s)
6. Oak Tree Removal Permits
7. Development Agreement
8. CEQA clearance

The City would be willing to discuss and commit to an expedited entitlement process if warranted by the proposed project's community benefits. The entitlements will require review and approval by the City's Development Review Committee, Airport Commission, Planning Commission and City Council.

#### G. Public Participation Process

The concept framework plan has not received any public input at this time. As part of a formal project application, a public participation outreach process would be required. This will likely involve a virtual open house type process to gather the public's comments and questions about the project. The public's comments would likely be presented to a joint session of the Planning Commission / City Council as part of selecting a preferred and alternative project for the EIR analysis.

#### H. CEQA Process

The existing intersection of Airport Road and State Route 46 East is currently at maximum capacity and has been identified by Caltrans as a significant concern. Based on this known condition, staff expects that an Initial Study process will identify transportation as a likely significant unavoidable Class I impact. Consequently, the City is recommending an Environmental Impact Report (EIR) be prepared for the project. The City approved three separate EIR's in 2020 and is confident an EIR can be prepared and circulated within an expedited timeline.

#### I. Development Agreement

The City understands that redevelopment of the project site will be a complex process with significant costs including potential off-site transportation improvements. The City expects that both the developer and the City of Paso Robles would benefit from having a Development Agreement to provide long term assurance to both parties about how the project will be developed and financed. The City has approved three Development Agreements in 2020 and is confident a Development Agreement can be prepared within an expedited timeline.

## VI. Traffic and Circulation

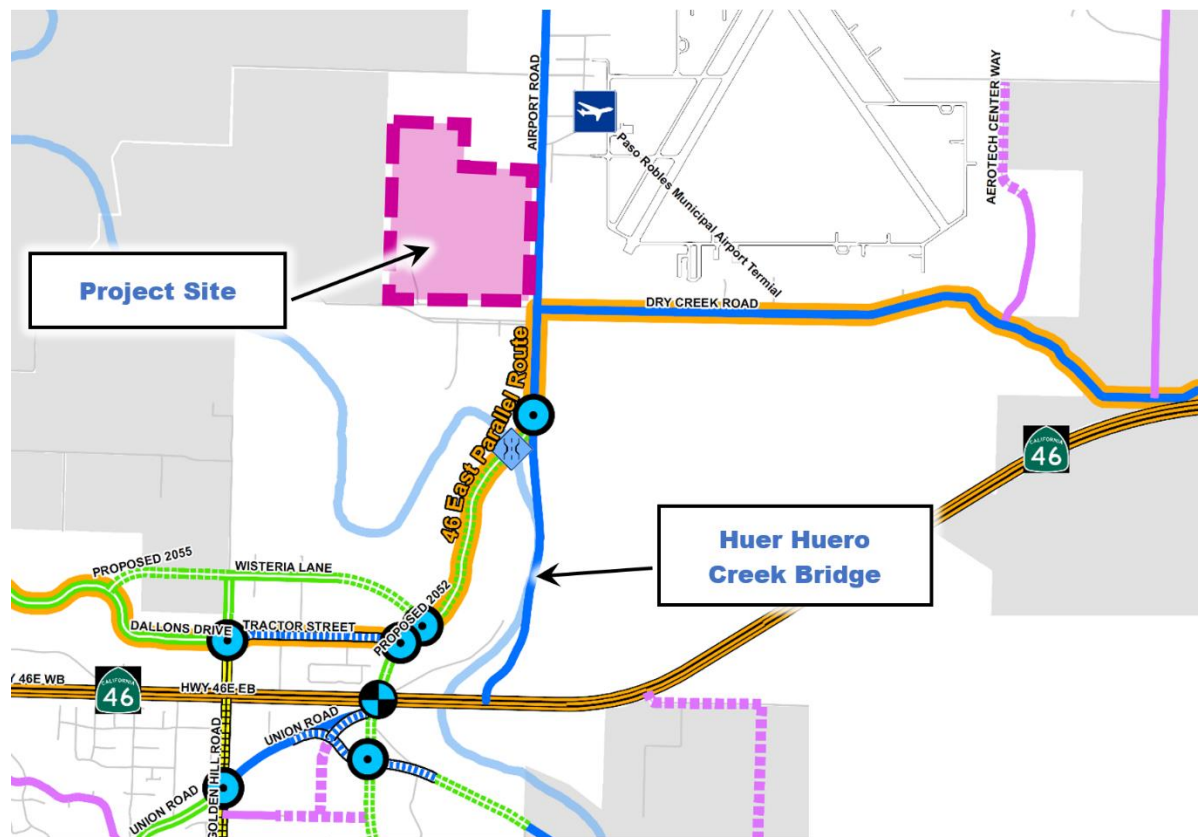
### A. Circulation Element

The project site is located at the northwest corner of Airport Road and Dry Creek Road, both arterials roads in the Circulation Element. The side-stop intersection of Airport Road and State Route 46 East (Highway 46E) is approximately 1-mile south of the site and is currently at maximum traffic capacity. The City and Caltrans have been analyzing options to improve the Highway 46E corridor for nearly 20-years. This process resulted in the 2009 State Route 46 East Comprehensive Corridor Study with three major findings:

1. The City would build a “Parallel Route” to provide access to the Airport Area.
2. A grade separate crossing of Airport Road and Highway 46E was needed.
3. No additional signal lights would be installed on Highway 46E.

These findings have been incorporated in the City’s General Plan 2019 Circulation Element, Capital Facilities Plan, and Transportation Impact Fee Needs List. The City is currently working on two separate Project Approval and Environmental Determination (PAED) processes for the Parallel Route and grade separated interchange.

Figure VI-1 2019 Circulation Element Detail



## B. Parallel Route / Huer Huero Creek Bridge

The proposed Parallel Route alignment is shown on the Framework Plan and is assumed to be a requirement to serve the redeveloped project site. The most significant part of the Parallel Route project is the need to construct a bridge over Huer Huero Creek. The construction cost of the bridge project is estimated at \$15,000,000 and is included in the City's Transportation Impact Fee program. The timing and cost sharing of the Huer Huero Creek Bridge is anticipated to be a primary focus of the EIR Mitigation Monitoring and Reporting Program and Development Agreement.

## C. On-site circulation

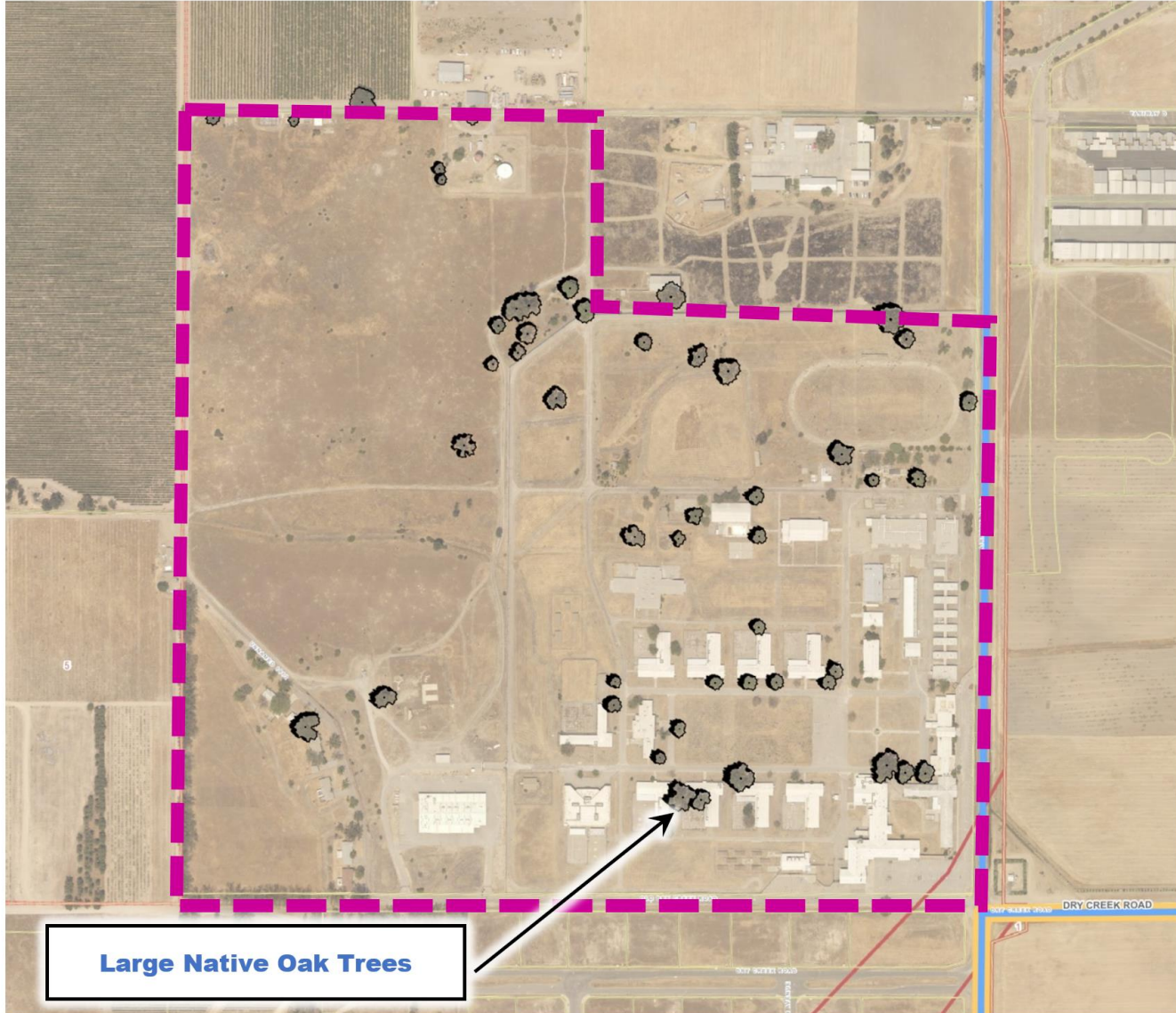
The project will require reconstruction of all frontage streets and creation of a new internal circulation system. The frontage improvements and location of new access intersection will need to be coordinated with the Airport and Winery Row Industrial Tract. The Framework Plan layouts an approach to on-site circulation and off-site improvements. The project applicant's engineering team along with the City Engineer and City Traffic Consultant will need to develop a final circulation program to be analyzed in the EIR.

# VII. Native Oak Trees

## A. City Oak Tree Regulations

The City of Paso Robles requires the protection of native oak trees to the greatest extent possible. Native oaks can be approved for removal by the City Council with justification. The City believes there are approximately 50 large oak trees on the site that should be preserved and incorporated into redevelopment plans. It is likely that many more small trees exist throughout the site that will need to be surveyed and analyzed. A tree condition survey and protection plan will need to be prepared by a licensed arborist and will be included in the EIR process.

Figure VII-1 Preliminary Map of Large Native Oak Trees



## VIII. Historic Resources

### A. Potentially Historic Buildings

The majority of the buildings on the site were constructed during the 1950-60s and have the potential to be a historic resource. A 2010 State assessment of the site identified 19 buildings built in the mid 1950's that would require further historic assessment. An historic assessment and determination would be included in the EIR process. The Framework plan envisions restoration and repurposing of the central green and some of the dorm cottages and the auditorium into a central feature of the new project.



Figure VIII-1 Central Green Detail

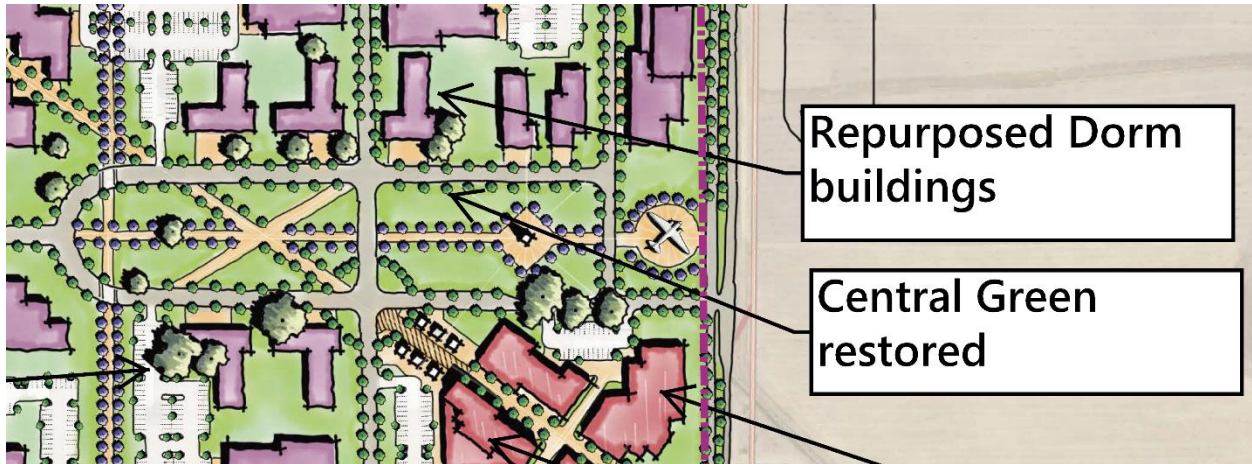


Table 4.3-2

Estrella Buildings More than 50 Years in Age (Constructed c1965-6)

- Administration
- Admissions and Nacimiento Cottage
- Kitchen/Laundry Services Complex
- Boiler Plant
- Avenal Cottage
- Los Osos West Cottage
- Cayucos Cottage
- Los Osos East Cottage
- Nipomo Cottage
- Morro Cottage
- Chalome Cottage
- San Simeon Cottage
- Cambria Cottage
- Auditorium/Chapel
- Academic School
- Gymnasium and Pool
- Old Gymnasium
- Staff Residences (2 ea.)

## IX. City Fees

### A. City Development Process Fees

The City requires the payment of permitting fees for all new development projects. Projects involving the demolition of existing structures are often eligible for certain fee credits. The full scope of fees and credits for the project will likely be included in the Development Agreement and will include the following:

1. Planning Entitlement / CEQA Application Fees and Consultant Reimbursement
2. Building and City Engineer Permitting and Inspection Fees: Permit fees are based on staff time for administrative, plan check and inspections.
3. Development Impact Fees (DIF): DIF (which include Traffic Impact Fees) are assessed for additional square footage based on the use of the structure. Please see the attached DIF breakdowns.
4. Water Connection Fees: Water connection fees are based on the size of the water meter. Please see attached
5. Sewer Connections Fees: Sewer connection fees are based on the size of the water meter. Please see attached.
6. School District Fees (separate from City): School Fees are charged by the square foot and are based on the use of the structure.

### B. Fee Estimate Process

The City's fee schedule is available at the City website ( <https://www.prcity.com/192/Development-Fees> ). The website also includes a process to request a project fee estimate.

Once the scope of a proposed project is determined, the proposer can fill out the request form identified on the website and send it to [building@prcity.com](mailto:building@prcity.com) with a site plan. One of the Building Department staff members will reply with any questions and provide an accurate permit estimate for the envisioned project.

## X. Conditions of Sale

Interested parties should check with the City's Community Development Department regarding permitted land uses, building restrictions, local building codes and ordinances, code compliance, zoning, and development requirements applicable to the Property. The Property has not been tested for asbestos, mold, lead-based paint, radon, or methane gas. No building, roof, termite, structural or code compliance inspections have been undertaken by the State. Interested parties are solely responsible for making any and all inspections, investigations, tests, and studies with respect to the Property as buyer may elect to make including, without limitation, investigations with regard to zoning, building codes, and other governmental regulations, architectural inspections, engineering tests, economic feasibility studies, soils, seismic, and geologic reports, environmental testing, and investigations to determine if all needed entitlements can be procured in an acceptable form for buyer's intended use and/or development.

The State obtained the information included in this offering and located on <https://dgscloud.box.com/s/xqdpusuyrfuvwqjcwzvh02qge54f5yl4>, the State's Property Web Page from sources deemed reliable; however, the State makes no guarantees, warranties, or representations and neither expresses nor implies any opinion concerning the accuracy or completeness of the information provided.

Interested parties are responsible for undertaking all necessary on-site and off-site investigations of this Property. A Preliminary Title Report was conducted by Stewart Title Company, order number CA0310-18019913-38, dated January 7, 2019.

The Property will be assessed for real estate taxes and assessments upon transfer into private ownership.

This property is being sold in as-is, where-is condition, with all faults now existing on the property, whether known or unknown, including any hazardous materials that may be located on, under, or around the property, and there is no warranty as to the environmental, geological, or other conditions of the property, express or implied.

The term "Hazardous Materials" shall mean any flammable explosives, radioactive materials, hazardous wastes or substances, toxic wastes or substances and other related materials including, without limitation, any substances defined as or included in the definition of "hazardous substances," "hazardous wastes," "hazardous materials," or "toxic substances" under any applicable federal, state or local laws or regulations.

The sale of this Property is subject to all matters of public record and any easements, claim of easements or reservations not of record. The right, title, and interest in the property to be sold shall not exceed that vested in the State of California. No warranty or representation is made by the State relative to the Property boundaries or size of the parcel or improvements located thereon. Should the buyer desire a survey of the Property, this may be accomplished by an independent survey at the buyer's expense.

At the close of escrow, the Property will be transferred by the State's form of quitclaim deed. The State will reserve all mineral rights, as defined in Section 6407 of the Public Resources Code, below a depth of 500 feet.

The State's form of purchase and sale agreement ("PSA") will be used.

## XI. Sale Process and Content of Offers

### A. Submission of sealed written offers

Sealed written offers submitted by interested parties must be received on or before the Offer Deadline of **February 16, 2021** and must include all of the following items contained within a single sealed envelope (the "Offer Package"):

## 1. Cover Letter

The interested party's cover letter must include: a.) legal name of the entity submitting the Offer Package; b.) primary point of contact and contact information (i.e., contact name, address, phone, fax, and email address); c.) a detailed outline of all due diligence investigations and/or studies proposed to be conducted by the interested party prior to the close of escrow (the "Proposed Due Diligence"); and d.) any proposed conditions to closing.

In the event a buyer is selected for negotiations by the State (the "Selected Buyer"), the Proposed Due Diligence will be negotiated and, at the State's sole and absolute discretion, included within the PSA with the Selected Buyer. Notwithstanding, the time period for Selected Buyer to complete its due diligence investigations under the PSA shall not exceed thirty (30) days. All due diligence investigations and/or studies will be permitted only upon execution of the PSA or a separate Right of Entry Agreement and will be at the Selected Buyer's sole cost and expense.

## 2. Offer Form

Interested parties shall submit written offers utilizing the State's authorized offer form included in this brochure (the "State Offer Form"). The State Offer Form must be completed in its entirety and signed by the interested party. If the interested party is a corporation, partnership, or limited liability company, the State Offer Form must be signed by a duly authorized representative and the interested party's Offer Package must include evidence of the signer's authority to sign on behalf of the entity. The proposed purchase price (the "Offered Price") shall be expressed in US Dollars and in an amount that is net to the State. Only offers submitted on the State Offer Form will be accepted. The property is being offered for sale on an "as-is" basis. However, the City of Paso Robles intends to adopt a Specific Plan to include certification of an EIR within a twelve-month time span for the development of approximately 1.5 million square feet of commercial/industrial building space. The state fully expects that offers for the property will reflect this level of entitlement.

## 3. Deposit Check

The State Offer Form must be accompanied by a deposit in the form of a certified check, cashier's check or money order made payable to "State of California, Department of General Services" (the "Deposit Check") in the amount of Fifty Thousand and No/100s US Dollars (\$50,000.00).

## 4. Financial Information

Subject to verification by DGS, interested parties must provide sufficient financial information (e.g., bank statements, certified financial statement, letters of credit, loan commitments) with their completed State Offer Form to demonstrate that the interested party has the necessary funds and/or has secured or can secure the requisite financing to facilitate an all-cash transaction at the interested party's Offered Price, payable in full at the close of escrow. The financial



information provided by interested parties will be utilized by DGS to evaluate the ability to facilitate an all-cash transaction and pay the Offered Price identified in the Offer Form. California Public Records Act: All documents submitted in response to this RFP will become the property of the State of California and are subject to review or release to the public under the California Public Records Act, Government Code section 6250 et seq., unless the State in its sole and absolute discretion determines there is a legal basis for exemption. Any document submitted which has been marked “confidential” or “Proprietary” will not be accepted.

## 5. Offer Delivery

All Offer Packages must be received by DGS on or before the Offer Deadline (i.e., 5:00 PM, PST on **February 16, 2021**), with a return address, and addressed as follows:

Sealed Written Offer – Estrella Boys School SSL # 935  
State of California  
Department of General Services  
Asset Management Branch--Attn: Terry Todd  
707 3<sup>rd</sup> Street, 5<sup>th</sup> Floor  
West Sacramento, CA 95605

Hand-delivered packages must be delivered to the receptionist on the 5<sup>th</sup> Floor on or before the Offer Deadline. Offer Packages received after the Offer Deadline will not be accepted. The State will not accept any Offer Packages by facsimile or email.

## XII. Processing of Offers

Within ten (10) business days after the Offer Deadline, all Offer Packages received in accordance with the requirements set forth above, will be opened and recorded (the “Offer Opening”). Within five (5) business days of the Offer Opening, the State will either (i) issue a proposed award to the interested party (“Proposed Award”) that has submitted an Offer Package that DGS, in its sole and absolute discretion, has determined to obtain the highest most certain return for the State from a responsible bidder (the “Evaluation Standard”). The responsible bidder shall be the bidder that has made the highest bid offer and provided satisfactory evidence of the financial ability to facilitate an all-cash transaction and pay the Offered Price identified in the Offer Form, or (ii) reject any or all Offer Packages that are submitted in response to this RWO. The State will return the Deposit Checks, without interest, to all interested parties that are not selected.

Award and Protest Procedure: Notice of the Proposed Award will be sent to all interested parties that submit a Letter of Interest/Offer and posted in a public place in the Department of General Services (DGS), located at 707 Third Street, West Sacramento, CA 95605 for five (5) working days prior to Proposed Award becoming final (the “Final Award”). Any protests received after 5:00 p.m. of the 5<sup>th</sup> working day of the protest period will not be considered.

If, prior to the Final Award , the DGS, Asset Management Branch, receives a timely protest filed in writing by any interested party that has timely submitted a Letter of Intent/Offer in response to this RWO on grounds that the (protesting) interested party would have been issued the Proposed Award had DGS correctly applied the Evaluation Standard. The Final Award will not be awarded until either the protest has been withdrawn or the DGS has decided the matter. The (protesting) interested party shall include a detailed statement concurrently with its protest filing that specifies the grounds for the protest. Failure to include a detailed statement concurrently with the protest filing shall be automatic grounds for dismissal of any protest. The written protest shall be sent to the DGS, Asset Management Branch, Attention Terry Todd, MS-501, West Sacramento, CA 95605. It is suggested that Certified or Registered mail, or personal delivery be used to submit the written protest.

The DGS, Asset Management Branch, will issue a written decision to the (protesting) interested party within twenty (20) working days after receiving a protest in compliance with the above requirements. The decision issued by the DGS, Asset Management Branch, shall be final.

### XIII. Supplemental Information

#### A. Open house dates

Due to COVID-19, site access will not be allowed until the selected buyer is under contract.

#### B. Closing Costs

Buyer shall pay all costs associated with ownership transfer, including but not limited to transfer taxes, title insurance premiums, and recording and escrow fees. In no event shall the State be responsible for any real estate brokerage commissions or other fees/costs.

#### C. State's Reserved Rights

The State reserves the right to:

1. Reject any or all Offer Packages;
2. Waive any informality or irregularity in the Offer Packages;
3. Accept any Offer Package deemed to be in the best interest of the State;
4. Amend or withdraw this Request for Written Offers at any time;
5. Negotiate terms and conditions with the Selected Buyer; and
6. Accept back-up offers and negotiate terms and conditions with back-up offers should the State and the Selected Buyer not reach agreement.

As noted above, in the event of cancellation of sale, and/or rejection of Offer Packages, the Deposit Checks shall be returned, without interest, to all interested parties.

