

**RFI-02FY25RPM****Request for Interest (RFI) for Leasing County Property
Arena Center, 6775, 7001 & 7195 Oakport Street, Oakland
November 12, 2024**

Dear Sir or Madam,

Alameda County (County) is issuing this Request for Interest (RFI) to identify potential tenants interested in leasing space at the Arena Center property, located at 6775, 7001, and 7195 Oakport St., Oakland. The County is exploring leasing options structured under specific processes defined under Government Code (GC) Sections 52200 and 25515 and Administrative Code Ch. 4.29.040. Please research these code sections before considering submittal of your response.

Please note, the property is not zoned for residential use. All lease proposals must conform to the existing zoning regulations, which proposers are encouraged to research thoroughly and independently, and which County understands currently to be "DCO-3 – Community Commercial Zone 3". This zoning may allow for commercial, retail, industrial, entertainment, restaurants and cafes or cultural development purposes. Residential development will not be considered for this site.

Property Description:

- **Building One – 7195 Oakport Street:** 38,035 SF
- **Building Two – 7001 Oakport Street:** 60,733 SF
- **Building Three – 6775 Oakport Street:** 94,154 SF (majority of space is in dark shell condition)
- **Parking:** Over 300 total open paved spaces

Please refer to Exhibit A for additional property details and Exhibit B, our 2018 Facility Condition Assessment (FCA) (provided for informational purposes only, not to be relied upon without independent verification).

Lease Considerations:

The County will consider leasing under the following alternative processes:

1. County Process for Leasing (no bidding) - (Administrative Code § 4.29.040):

- **Term:** Leases may be negotiated for a term of less than 10 years. No renewal options are available.
- **Rent:** Rent will be capped at \$200,000 per month (assumed to be a partial campus lease).
- **Process:** GC § 25537(b) allows the Alameda County Board of Supervisors (BOS) to negotiate lease terms and lease the property without requiring a public bidding process.

2. Economic Opportunity Lease - (GC § 52200 et seq.):

- The County may enter into a lease that meets the criteria of "economic opportunity" under GC § 52200 et seq. This section is designed to promote economic growth within the County.



- **Process:** GC § 52200 establishes criteria for economic opportunity leases, including the creation or retention of jobs and increases in property tax revenue. Leases will be approved by the Board of Supervisors at a public hearing based on evidence of economic benefit resulting from the proposed lease

3. **Public Property Development Lease - (GC § 25515 et seq.):**

- The County may lease property under GC § 25515 for purposes that include commercial, industrial, or cultural development (excluding residential development) to generate economic return for the County while considering public benefit.
- **Process:** GC § 25515 et seq. requires a notice of intention to lease the property, and proposals will be reviewed at a public hearing, which is typically done at a Board of Supervisors Regularly scheduled Meeting. The Board will consider the proposal that offers the highest and best economic return, and which best serves our public interest. This process ensures that all proposals are reviewed in an open and competitive manner.

Disclosures:

The Arena Center Campus, a three-building property, is being offered in whole or in part, “as-is, “where-is”. Please note the following physical conditions and deficiencies:

- **No Domestic Water Supply:** The campus does not currently have a domestic water supply.
- **Buildings One and Two:** Significant maintenance, repair or replacements are required to enable occupancy. Additionally, the elevator serving Building Two is currently out of service and may require recommissioning with additional code repairs needed.
- **Building Three (Dark Shell):** The space is unfinished, and tenants will need to complete any necessary improvements, including bringing potential utilities to the building.
- **Other, Unknown Condition of Building Systems:** There have been several copper plumbing pipe thefts, most significantly from the central plant and rooftop HVAC equipment. Please see Exhibit A for more details.
- **Facilities Condition Assessment:** Please find attached as Exhibit B the 2018 Facilities Condition Assessment, which reflects other known conditions and issues as of that date and provided for informational purposes only, not to be relied upon without independent verification.
- **County Responsibilities:** The County will make no effort to repair, maintain, or bring any portion of the campus up to code. Utilities, including initial start-up and metering services, will be the responsibility of the tenant. All tenant improvements will be the tenant's responsibility.

Submission Requirements:

Interested parties are invited to express their interest by providing a written response to the following:

- **Business Overview:** Brief description of your business and operational history.
- **Financial Information:** Evidence of financial stability (e.g., most recent credit report, tax returns, bank statements).
- **Proposed Use:** Description of how you would use the premises.



- **Experience and References:** Relevant, past experience and reference letters from landlords or business partners.
- **Proposed Method of Disposition.**
- **Preferred Lease Terms:** Indicate your preferred lease option, specific interest in certain buildings, or the entire property, and your proposed lease duration.

Responses to this RFI should be submitted via email to ArenaLease@acgov.org no later than 2 PM on **December 31, 2024**, with the subject line: "RFI Response for Leasing Arena Center."

Optional Open House:

The County will host optional open houses for interested parties to tour the site on the following dates:

- **10 AM – 12 PM, Monday, December 2, 2024**
- **10 AM – 12 PM, Tuesday, December 10, 2024**
- **10 AM – 12 PM, Monday, December 16, 2024**

Additional Information:

The General Services Agency (GSA) Real Property Management (RPM) Division is managing this RFI. All communication regarding this process must be in writing and directed to ArenaLease@acgov.org. No phone inquiries will be accepted.

Please note that this RFI is for informational purposes only. The County is not obligated to proceed with a lease based on responses received, and no commitment will be made until formal approval by the County Board of Supervisors following a Public Hearing. The County reserves the right to reject any or all submissions.

Thank you for your interest. We look forward to receiving your response and exploring the opportunity for leasing the Arena Center property.

Sincerely,

Alameda County General Services Agency
Real Property Management Division

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EXHIBIT A (see attached Building Details)

Arena Center RFI to Lease - RFI-02FY25RPM
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EXHIBIT B

(See attached FCA)