



Request for Information

DISPOSITION OF STRUCTURE ON NEW
REDDING COURTHOUSE SITE
(1720 YUBA STREET, REDDING CA)

RFI REFM2015-01-DM



ADMINISTRATIVE OFFICE
OF THE COURTS

JUDICIAL AND COURT ADMINISTRATIVE
SERVICES DIVISION

OFFICE OF REAL ESTATE & FACILITIES MANAGEMENT

Date: February 18, 2015

Send Responses To:

To:

Interested Members of the Community

Judicial Council of California
Attn: Ms. Nadine McFadden

Business Services, 6th Floor
455 Golden Gate Avenue
San Francisco, CA 94102

From:

Judicial Council of California

Capital Program

(Indicate RFI number and project name on lower left corner of envelopes)

Contact:

CapitalProgramSolicitations@jud.ca.gov

Project Title:

New Redding Courthouse Project
RFI Number: REFM-2015-01-DM

TABLE OF CONTENTS

I.	OPPORTUNITY	1
II.	OVERVIEW	2
III.	PROPERTY DESCRIPTION	2
IV.	STATEMENT OF LIMITATIONS	4
V.	KEY EVENTS/ADDITIONAL INFORMATION	5
VI.	SUBMISSION OF RESPONSES	6
VII.	REQUEST FOR INFORMATION QUESTIONNAIRE	7

For planning and information purposes only

I. THE OPPORTUNITY

After the passage of the Trial Court Facilities Act of 2002, (Escutia) and the subsequent transfer of responsibility and/or title to court facilities in Shasta County to the state in 2008, the Judicial Council of California (Judicial Council) has been responsible for the existing and future court facilities in the city of Redding.

Pursuant to rule 10.184(b) of the California Rules of Court the Judicial Council is responsible for the acquisition, space programming, construction, and design of court facilities. The Judicial Council will begin construction of a new court building (the New Redding Courthouse) for the Superior Court of California, County of Shasta to be located on the city block bounded by Court, Butte, Oregon and Yuba Streets in October of 1919. The new court building will replace the County Courthouse as well as other existing court buildings.

The Judicial Council's Capital Program office will need to clear the future courthouse site in preparation for construction activities and is considering various approaches. Through this Request for Information (RFI), Judicial Council is exploring potential strategies that may enable a re-use of the existing structures on the site.

Judicial Council's key strategic objectives are to:

- Engage the expertise of the local community for ideas on the prospective future use(s) of the dwelling located at 1720 Yuba Street.
- Within the requirements set forth below, maximize public benefit to the government and taxpayers;
- Contribute to the cultural history and the vitality of the downtown area of Redding;
- Clear the future courthouse site in preparation for construction.

Judicial Council invites interested parties (Respondents) to submit their request to re-use and move the existing structure at 1720 Yuba Street in order to attain these objectives. With Judicial Council's interest in supporting the local community, a vibrant reuse of the existing structure could be accomplished with your input and vision.

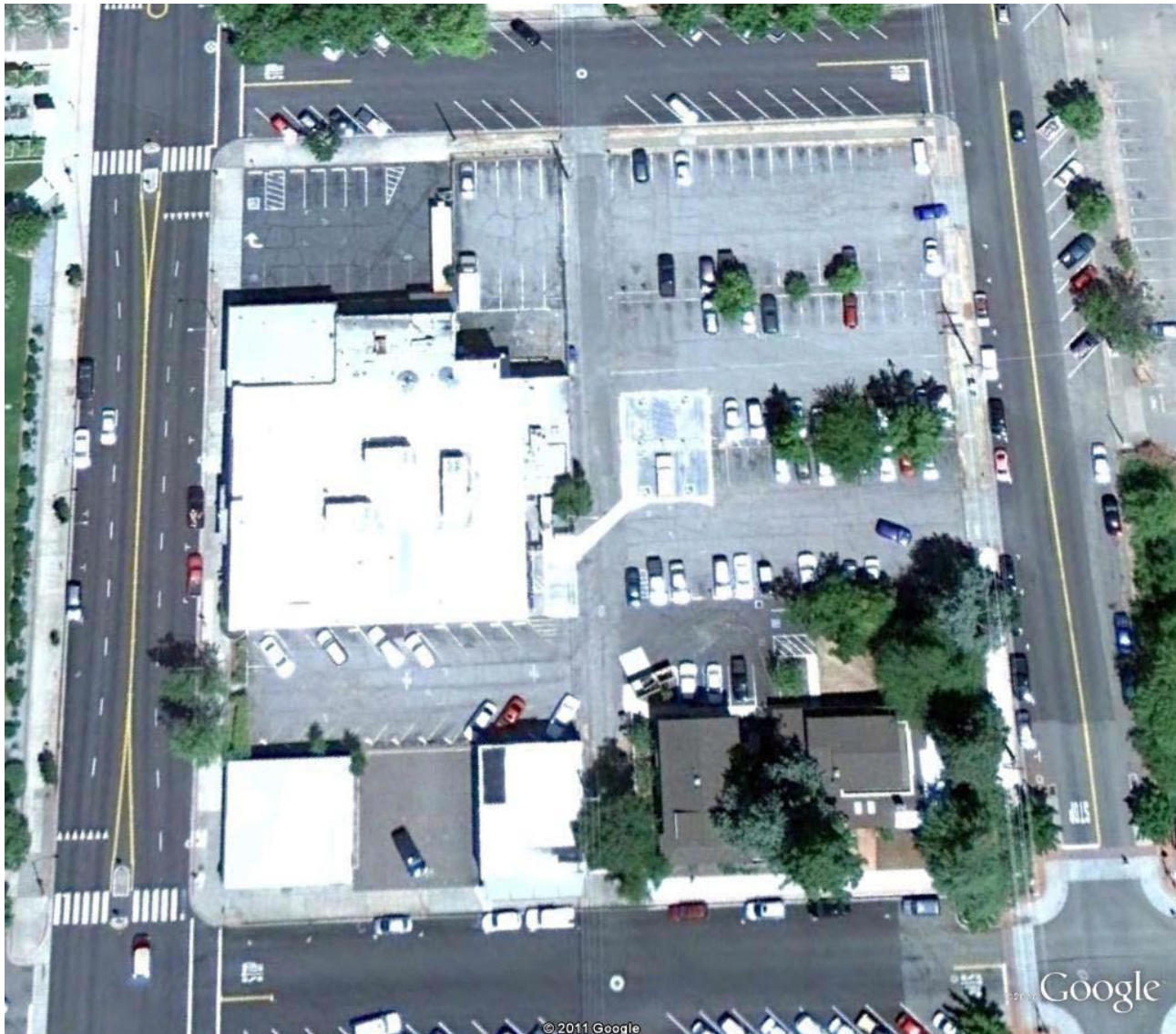
Judicial Council intends to use the information submitted by Respondents for planning purposes only and to help it make strategic decisions regarding the Property. Judicial Council will not enter into a conveyance agreement as a result of this RFI. Judicial Council will not reimburse Respondents for any expenses associated with responding to this RFI, although Judicial Council sincerely appreciates Respondents' efforts and input. Judicial Council may issue a Request for Qualifications (RFQ) or a Request for Proposals (RFP), or both, at some point in the future, if the Judicial Council determines that it would provide value to the state.

For additional information on the submission process, see Sections VI and VII.

II. OVERVIEW

Judicial Council is issuing this RFI to obtain responses from non-profit organizations, real estate developers, construction entities, joint ventures, and other members of the community who are potentially interested in acquiring what is more commonly known as the Dobrowsky House at 1720 Yuba street, Redding, California. The purpose of this RFI is to elicit private sector market perspectives of a possible sale and relocation of said dwelling. Such market perspectives will assist in informing Judicial Council’s strategic decisions relative to the potential demolition of said dwelling.

Upon review of the responses, Judicial Council will determine if there is sufficient interest from Respondents to proceed with an open, competitive RFQ and/or RFP from the best qualified respondents.



III. PROPERTY DESCRIPTION

The subject Property encompasses one full city block, and is bordered by Court, Butte, Oregon and

Yuba Streets, in downtown Redding, California. It comprises approximately 2 acres and includes six structures.

Structures

The dwelling on the Northwest Corner of Yuba and Oregon Streets is a craftsman style residence that was constructed in the 1920's, and has been remodeled to serve as a commercial office building. It is approximately 2,256 gross square feet and is two stories. The 1920's structure has a concrete perimeter foundation, crown moulding, wainscoting, window trim and hardwood floors. The floor structure is on joists with interior supports, wood frame walls, a gable roof structure with dormers, and a plaster exterior. There is a stairwell connecting the first and second stories and the roof cover is composition.

The site is flat with a slight slope, with the western edge of the property about 1.5 feet higher than the eastern edge.

Existing Condition

The structure is in generally good condition, there has been some cosmetic damage to the exterior as a result of being vacant and subject to vandalism. However, the damage appears to be readily repairable.

“AS-IS” Condition

Respondents should assume that the structures, will be conveyed “AS-IS” and “WHERE-IS” without representation, warranty or guaranty as to quantity, quality, title, character, condition, size, or kind, or that the same is in proper condition or fit to be used for the Respondent's purpose.

Respondents should rely on their own independent research and conclusions for all demolition, transportation/trailering, all associated relocation and moving costs, insurance, city approvals (licenses, permits, others, etc.), and associated costs.

IV. STATEMENT OF LIMITATIONS

1. Judicial Council represents that this RFI, submissions from Respondents to this RFI and any relationship between Judicial Council and Respondents arising from or connected or related to this RFI, are subject to the specific limitations and representations expressed below, as well as the terms contained elsewhere in this RFI. By responding to this RFI, Respondents are deemed to accept and agree to this Statement of Limitations. By submitting a response to this RFI and without the need for any further documentation, the Respondent acknowledges and accepts AOC's rights as set forth in the RFI, including this Statement of Limitations.
2. Judicial Council reserves the right, in its sole discretion, without liability, to use any or all of the RFI responses in its planning efforts, and to develop and operate the site, in whole or in part, outside of the RFI process. Judicial Council reserves the right to retain all the materials and information, and the ideas and suggestions therein, submitted in response to this RFI. All such material, information, ideas, and suggestions will become the property of Judicial Council.
3. This RFI does not create an obligation on the part of Judicial Council to enter into any agreement, nor to implement any of the actions contemplated herein, nor to serve as the basis for any claim whatsoever for reimbursement for any costs for efforts associated with the preparation of responses submitted to this RFI.
4. The submission of an RFI response is not required to participate in any potential future conveyance process, nor does submission of a response preclude Respondents from participating in any actual future conveyance.
5. To the best of Judicial Council's knowledge, the information provided herein is accurate. However, Judicial Council makes no representations or warranties whatsoever with respect to this RFI or the structure(s), including representations and warranties as to the accuracy of any information or assumptions contained in this RFI or otherwise furnished to Respondents by Judicial Council, site and environmental conditions on the site or the suitability of the structure(s), or any portion thereof, for any specific uses or development.

Respondents should undertake appropriate investigation in preparation of responses. A site inspection may be coordinated to give all respondents the opportunity to examine existing conditions.

6. This RFI is issued solely for information and planning purposes and does not constitute a solicitation. Responses to this notice are not an offer and cannot be accepted by Judicial Council to form a binding contract.
7. No claims for broker's fee will be paid by Judicial Council.
8. All information submitted by Respondents that they consider confidential and not releasable to third parties outside of Judicial Council, and its employees, agents, consultants, and representatives, must be clearly and conspicuously so marked.

V. KEY EVENTS/ADDITIONAL INFORMATION

No.	Key Events	Key Dates
1	Judicial Council issues RFI	2/23/2015
2	Tour of the Property	3/3/2015
3	Deadline for respondents to submit questions, requests for clarifications to capitalprogramsolicitations@jud.ca.gov (3:00 PM, PDT)	3/10/2015
4	Post respondents' Questions and Judicial Council Answers	3/13/2015
5	Submittal due date and time (3:00 PM, PDT)	3/20/2015

Project Inquiries

Written questions must include the requestor's name, e-mail address and the Respondent represented. Oral questions also will be accepted from Respondents during the pre-submittal conference. Regarding questions not received in a timely manner, the Project Manager will decide, based on the amount of research needed to answer the question, whether an answer can be given before the proposal due date.

VI. SUBMISSION OF RESPONSES

All interested parties should submit a cover sheet, company description and the attached completed questionnaire with appropriate supporting information clearly marked "Response to RFI –Structures on New Redding Courthouse site" by submittal due date and time to the following Point of Contact:

Nadine McFadden
Business Services, Fiscal Services Office
455 Golden Gate Avenue
San Francisco, CA 94102
Fax: 415-865-4962
nadine.mcfadden@jud.ca.gov

Judicial Council would like to thank you in advance for reviewing this RFI and assisting us in our efforts to plan for the future disposition of the structure(s).

Response Format

- 1) Cover Sheet, including:
 - Company Name
 - Company Address
 - Name and Contact Information for Company Representative, including:
 - Telephone Numbers
 - E-mail Address
 - Signature of Representative
- 2) Brief company description; size of company; years in business; type of entity.
- 3) Response to RFI items in numerical order followed by any additional materials (see section VII. Request for Information Questionnaire).

Oral Presentations

Judicial Council may seek to engage in follow-up discussions with any or all Respondents. The Project Manager will arrange with Respondents for the time, date and location of the discussions. Submission of a response does not guarantee the opportunity to participate in the discussions.

VII. REQUEST FOR INFORMATION QUESTIONNAIRE

1. Describe the structure(s) that you/your organization is interested in (provide street address where possible).
2. Please identify any concerns or risks that would affect your potential interest in the structure(s).