



Request For Purchase & Re-Use Proposals

Historic Victorian Homes

(4586 Olivewood Avenue & 4587 Mulberry Street)

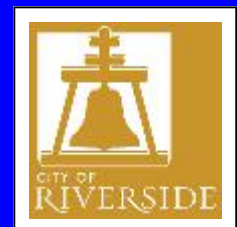
A unique adaptive re-use opportunity in the downtown area of the City of Riverside

Issued by: The City of Riverside

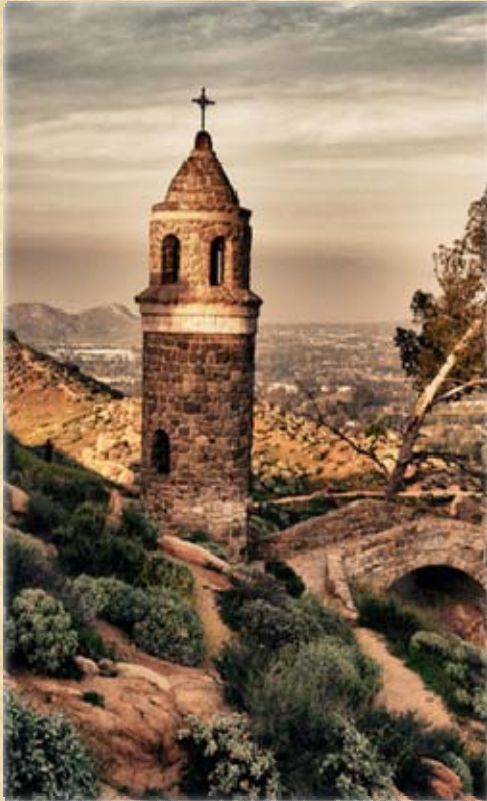
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www.Riversideca.gov



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Introduction



CITY OF RIVERSIDE

Incorporated in 1883, Riverside is a Charter City with a unique blend of historic charm and modern city features. While rich in history, Riverside is investing in the future and has invested billions of dollars in infrastructure improvements to serve residents and businesses well into the future. The uniqueness of Riverside comes from its people, "Riversiders", and the strong collaborative partnerships that exist among civic, cultural, educational, and business leaders.

The award winning City of Riverside is located approximately 60 miles (97 km) east of Los Angeles. The City is ranked #1 among all Inland Southern California cities in virtually every economic indicator; including number of jobs, number of businesses, amount of available office space, and assessed valuation. With a population of 314,034 people as of January 1, 2014, the City is ranked the 59th-largest city in the United States. The City is the 12th largest city in California, the 6th in Southern California, and the largest city in the Inland Riverside-San Bernardino-Ontario metropolitan area of Southern California. The City continues to be recognized for its ongoing achievements and has received numerous awards.

Introduction



Some of the awards and recognition that Riverside has received include No. 1 City for Small Business by Inc. Magazine (2014), No. 1 for Job Growth in 2013 (ASU), No. 2 Spot for Tech in the U.S. (2013), 2012 Intelligent Community of the Year and 2011 Can-Do City (Newsweek).

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Riverside has seen tremendous investment over the last 10 years resulting in an increasingly affluent and educated population and diversified industry clusters; all vital qualities for economic stability and long-term prosperity. As an important financial and professional center, Riverside offers the support of many legal, accounting, brokerage, architectural, engineering and technology firms as well as banking institutions.

Riverside is home to four internationally recognized universities and colleges which support an estimated 50,000+ students. The University of California, Riverside, California Baptist University, La Sierra University, and Riverside Community College, offer specialized training, research partnerships, and a high-technology environment to support emerging and innovative companies. Businesses in Riverside benefit from excellent freeway and rail access, high-speed fiber optic telecommunications, reasonable land and building costs, City owned electrical and water systems and a large general aviation airport.

Riverside enjoys a rich heritage which is reflected in the City's architecture, cuisine, culture, and civic life. Riverside has evolved from a quiet agricultural colony into a dynamic, active city and is a hub for higher education, technology, commerce, law, finance and culture. Riversides enjoy many artistic venues from excellent film, dance and symphony to art, museums, and theater which add a layer of depth to the City experience.

The Opportunity



The City of Riverside (City) is seeking proposals for the purchase, on-site rehabilitation, and adaptive re-use of one (or both) of the historic McIntyre or Sweatt houses, which are located in the downtown area of the City. The City is seeking qualified individuals or business entities that recognize the unique opportunity to bring new life to these historic homes.

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The McIntyre and Sweatt houses are located at 4586 Olivewood Avenue and 4587 Mulberry Street, also known as Assessor's Parcel Numbers 219-043-021 and 219-043-022 as shown on the attached Site Location Map (Exhibit A).

The ideal proposer will have demonstrated relevant experience and will re-use the historic McIntyre or Sweatt houses in a manner which will enhance the surrounding neighborhood and ensure that blight does not occur.

Regardless of the proposed re-use (i.e. residential vs. commercial/office), the McIntyre or Sweatt homes are exempt from the City's public parking requirements due to their historic nature provided that they are not expanded or modified with any major exterior alterations that would detract from their historic significance.

The City will host an open house at the McIntyre and Sweatt house properties on August 8, 2014 from 9 AM—12 PM for all interested proposers. Although the open house is optional, the City strongly encourages all prospective proposers to attend and bring any experts (i.e. contractors or historic preservation architects) that may assist the prospective proposer in its evaluation of the current condition of the McIntyre or Sweatt houses.

The McIntyre House



The residence at 4586 Olivewood Avenue was built by Riverside designer-builder D.J. McLeod in 1892 for William J. McIntyre, a local attorney. McIntyre lived in the residence with his wife Emma and three children. McIntyre was, for a time, the City Attorney and was instrumental in the establishment of Riverside County. The McIntyre house is a highly intact example of Eastlake influence Victorian architecture. It is in excellent, generally original condition, having benefitted from long-term ownership by only two families until 1972. The home's few alterations have been done in such a way that they blend with the original residence. The McIntyre residence was designated a City of Riverside Cultural Heritage Landmark in 1986.

The McIntyre House is approximately 4,800 square feet and has 4 bedrooms and 3.5 bathrooms situated on approximately 11,326 square feet of land. Moreover, approximately 6,604 additional square feet of land may be added to the McIntyre lot to accommodate parking needs should the proposer desire a commercial/office re-use of the McIntyre house.

The McIntyre House will require extensive interior as well as exterior restoration to preserve its historic integrity.

The Sweatt House



The residence at 4587 Mulberry Street was built in 1891 by Riverside architect-builder A.W. Boggs for William S. Sweatt. Sweatt was a successful local businessman, with positions on area corporate boards of directors and ownership interest in one of Riverside's two large furniture stores of the time. Sweatt had just married Nettie Hersey and the home was built for their new lives together. Sweatt's empire and marriage unraveled around 1894 as his business enterprises, including his furniture store, failed.

Nettie lived in the home for a few years after the divorce, eventually moving to Los Angeles. Subsequent to Nettie's departure, the house went through several ownerships, over which time it was added on to and divided into apartments.

Despite the apartment additions and alterations, the Sweatt residence maintains a very high degree of integrity and is an excellent example of Queen Anne Victorian architecture. Past historical evaluations have found the house eligible for designation as a City Cultural Heritage Landmark.

The Sweatt house is approximately 4,800 square feet and has 5 bedrooms and 4 bathrooms situated on approximately 8,712 square feet of land. The Sweatt House will require extensive interior renovations and exterior restoration to preserve its historic integrity. Furthermore, any acquisition and on-site rehabilitation of the Sweatt house must include the demolition of the westerly apartment addition, subject to City review.

The Project Site



The McIntyre and Sweatt houses are located adjacent to the 91 freeway, immediately northeast of the Riverside Community College (RCC), specifically on the northeasterly corner of Olivewood and Prospect Avenues.

The McIntyre property is approximately 11,326 square feet and the Sweatt house property is approximately 8,712 square feet. Please note that an additional 6,604 additional square feet (located directly adjacent to the Sweatt house and owned by the Successor Agency to the former Redevelopment Agency of the City of Riverside) may be purchased for parking purposes should the McIntyre or Sweatt houses be re-used as commercial.

Within the immediate vicinity of the McIntyre and Sweatt houses, property uses consist of medium and high-rise office buildings, Riverside Community Hospital, and older single-family and low-density multiple-family residential developments located along secondary streets. Predominant land uses in the general area include the historic downtown, including the Historic Mission Inn and Spa and the Fox Performing Arts Theater. In addition, the downtown is home to major government offices and the newly re-opened and expanded Riverside Convention Center.

Furthermore, the McIntyre and Sweatt houses are well served by several public and private schools, as well as several institutions of higher learning including the immediately adjacent Riverside Community College, University of California Riverside, California Baptist University and La Sierra University

Demographics



CITY OF RIVERSIDE DEMOGRAPHIC INFORMATION (SOURCE – ESRI)

Radius	3 Mile	5 Mile
Population		
2018 Projected Population:	117,930	252, 862
2013 Population:	110,712	237,405
2013 Median Age:	29.3	30.1
Housing		
2018 Projected Households:	34,300	76,068
2010 Census Households:	33,764	70,475
2013 Avg. Household Size:	3.09	3.17
2013 Owner Occupied Units:	15,759	38,728
2013 Renter Occupied Units:	18,541	32,972
Income		
2013 Avg. Household Income:	\$64,310	\$72,105
2013 Med. Household Income:	\$47,098	\$52,801
2013 Per Capita Income:	\$20,820	\$22,698
2013 Households Earning Over \$100,000:	5,999	15,375

Preferred Uses



The McIntyre and Sweatt houses are located within a diverse neighborhood with office, retail and a wide variety of residential development. The City would prefer either a single family residential occupancy or a commercial/office re-use, which will support the community and enhance the surrounding neighborhood.

The McIntyre and Sweatt houses are located in the Prospect Place Office District of the Downtown Specific Plan. The intent of the Prospect Place Office District is to provide for a variety of high quality office uses. The preservation of significant historic structures in this District is an important priority and is encouraged through continued residential use or adaptive re-use of historic structures for low-density office uses.

The website link below provides additional information regarding the City's Zoning Code, Downtown Specific Plan, Design Guidelines and permitted/non-permitted uses within the Prospect Place Office District. Each proposer is encouraged to review the City's Zoning Code, General Plan, Downtown Specific Plan, Prospect Place Office District and City-wide Historic District Design Guideline requirements and consult with the Planning Division to discuss proposed uses prior to submission of a proposal.

<http://www.riversideca.gov/planning/cityplans-csp-downtown.asp>

<http://www.riversideca.gov/historic/guidelines.asp>

Local Examples of Restoration & Rehabilitation



Ames-Westbrook House

4811 Brockton Avenue
Riverside, CA



Collier House

3092 Lime Street
Riverside, CA



Heritage House

8193 Magnolia Ave.
Riverside, CA



Batkin-Chrysler House

4539 Rubidoux Ave.
Riverside, CA



Preservation Standards



Preservation, rehabilitation and re-use of historic buildings are governed by Title 20 of the Riverside Municipal Code. The following general standards, as well as the Secretary of the Interior's Standards for the Treatment of Historic Properties, shall govern the specific approach to preservation and re-use of the exterior and interior of the McIntyre or Sweatt houses:

- Every reasonable attempt shall be made to provide for compatible uses that require minimal alterations.
- The proposed re-use must maximize both immediate and long range preservation of the McIntyre or Sweatt houses.
- The distinguishing characteristics of the McIntyre or Sweatt houses shall not be destroyed. Distinctive architectural and significant site features are not to be altered, and any historic building materials identified in the course of restoration are not to be removed without the prior approval of the City.
- With regard to the interior of the McIntyre or Sweatt houses, the City's preference is for the historical fabric of both homes to be preserved to the greatest extent possible. However, the City is prepared to cooperate with the successful proposer in developing an adaptive re-use concept which insures the economic vitality of the McIntyre or Sweatt houses while satisfying the City's objective of preserving the houses.

Request for Purchase & Re-Use Proposals



Each proposer is required to submit a proposal clearly addressing all of the requirements outlined in this Request for Purchase and Re-Use Proposals (RFP). The detail of the proposal shall be limited to twenty (20) pages and must include a minimum of five (5) references, which shall include the address, telephone number, and e-mail address of each reference. Résumés and company qualification brochure data may be added to the 20-page proposal, provided this information is located in an Appendix at the back of the proposal.

Should the proposer have concerns about meeting any of the requirements, the proposer shall include a clearly labeled subsection with individual statements specifically identifying any concerns and exceptions.

Though the proposer may submit a proposal organized according to his or her preference, the proposal submitted must be clear and concise, and contain the following required information. **THE PROPOSER MAY BID ON ONE OR BOTH OF THE VICTORIAN HOMES BUT SEPARATE PROPOSALS SHOULD BE SUBMITTED FOR EACH HOUSE.**

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1. **Proposer Information**: The proposer shall identify the name(s), address(es), telephone number(s) and email address(es) of the proposer and identify the single person who will be the primary contact for the proposer. The proposer shall also identify the proposer's key team members including architect, general contractor or preservation consultant (as applicable).
 2. **Reuse Concept**: The proposer shall provide a very detailed description of the proposed use(s) to include (at a minimum) the proposed use(s) for the McIntyre or Sweatt houses (i.e. commercial vs. residential), outline of public benefit, and any long term property management experience of the proposer. This section should also include the proposer's purchase price for the land on which the McIntyre or Sweatt homes sit.

Implementation Plan



3. Implementation Plan: The Implementation Plan should specify how the proposer intends to carry out the on-site rehabilitation and adaptive reuse of the property. Information should be provided in sufficient detail to allow the City to make an informed evaluation of the ability and willingness of the proposer to meet the goals and requirements of this request.

The Implementation Plan should, at a minimum:

- Describe comprehensively all proposed construction, on-site rehabilitation and preservation maintenance work which the proposer will accomplish.
- Outline estimated costs for carrying out all work.
- Provide a schedule for implementation of the rehabilitation and reuse of the McIntyre or Sweatt houses from the time of proposal award through the completion of construction. The schedule shall indicate the specific steps (milestones) for the project and the dates for each step. Any phasing of the proposed construction should also be indicated. Please also include long term maintenance plans.
- Describe approach to regulatory approvals including:
 - List of permits and approvals needed for proposed use.
 - Demonstrated ability to obtain such permits and approvals in a timely manner.

Note: Although the City is providing information on the McIntyre and Sweatt houses, it is the responsibility of the proposer and his/her architects, engineers or other consultants to make their own measurements, observations and notes of the condition of the McIntyre or Sweatt houses.

Purchase Price & Other Terms



4. **Purchase Price**: Please submit your proposed purchase price for the land on which the McIntyre or Sweatt homes sit. The City believes the land value is \$12 per square foot. Please note, the City has reduced the actual value of the Sweatt and McIntyre homes to \$1 (exclusive of the value of the land) to ensure that the McIntyre or Sweatt homes are restored.

5. **Other Terms**:

Deposit Amount: Should your Proposal be accepted by the City, a deposit in the minimum amount of 2% of the purchase price will be required. The selected proposer shall submit the required deposit amount in the form of a Cashier's Check upon execution of a Purchase and Sale Agreement.

Due Diligence and Entitlements: A ninety-day (90) due diligence period is proposed after opening of escrow for the selected proposer to perform its review and satisfaction of the condition of the McIntyre or Sweatt houses. The City will provide a preliminary title report for each property upon opening of escrow.

The proposer shall indicate whether these requirements are acceptable or propose a different length of time.

Closing Costs: The City shall be responsible for one-half of the cost of escrow charges and CLTA standard form policy of title insurance. The selected proposer shall be responsible for all recording fees, transfer taxes, and cost of documentary stamps and one-half of the cost of escrow charges.

The proposer shall indicate whether this requirement is acceptable or propose a different allocation for payment of these costs between City and the proposer.

Financial Plan



6. **Financial Plan**: The Financial Plan should specify the financial prospects for implementing the proposal. All information will remain confidential. In particular, please provide the following information:

- A statement of the financial capacity of the proposer. The proposer should submit as much information as he/she believes will be useful in evaluating his/her financial reliability and past financing record. This should include bank statements showing cash on hand or a lender pre-qualification letter.
- A statement describing expected project costs and the anticipated sources of permanent financing and working capital. Include hard and soft costs as applicable. Costs should reflect capital investment as well as the value of any sweat-equity.
- A statement of the proposed method of financing the project, indicating the types and amounts of financing the proposer expects to use.
- Identification of any affiliation or other relationship between the proposer and any other development entity, parent company or subsidiary.
- For any proposed commercial/office uses, the financial plan should include facts and relevant information which demonstrates a market for the proposed commercial/office use.

Statement of Qualifications



7. Statement of Qualifications: Please provide a statement of qualifications detailing experience, capability and resources of the proposer, to enable the City to assess the capability of the proposer to carry out the acquisition, on-site rehabilitation and reuse of the McIntyre or Sweatt houses. This section must include the following:

- A statement describing past experience and qualifications for managing both the on-site rehabilitation and construction of the McIntyre or Sweatt houses and the operation of any proposed commercial/office uses. As much as possible, this statement should reflect experiences similar to the uses and activities proposed for the McIntyre or Sweatt houses. Proposers should also include any/all historic preservation experience of its entire project team (i.e. architect, general contractor, pictures of past projects involving historic preservation, etc.).
- If the proposer is not an individual doing business under his/her own name, the statement must describe the status of the organization (whether a corporation, a non-profit or charitable institution, a relationship, a business association or a joint venture) and indicate the jurisdiction under whose laws it is organized and operating.

Developer Conditions



The following conditions will be imposed on the selected developer:

- As Is Condition: The McIntyre or Sweatt homes are sold in “as is” condition. The City shall offer no warranties or certifications as a part of the acquisition. The Buyer shall be responsible for all due diligence in determining the condition, and status of the McIntyre or Sweatt homes and all items pertaining to the McIntyre or Sweatt homes, including but not limited to structural soundness, utility systems, asbestos, lead-based paint, mold, and any code requirements.
- Plans Approval: All on-site rehabilitation of the McIntyre or Sweatt houses shall be reviewed and approved by the Cultural Heritage Board (CHB) including, but not limited to, exterior siding and decorative features, windows, doors, roof, porches, paint, fencing, landscaping, and automatically controlled irrigation.
- Restoration & Rehabilitation Expectation: The McIntyre or Sweatt houses shall be restored to essentially original design thereby keeping the historic integrity of the houses intact. All exterior modifications or additions shall be designed by a licensed architect, and shall be reviewed and approved by the CHB and CHB staff per Title 20 of the Riverside Municipal Code.
- Restoration & Rehabilitation Timeline: Restoration and rehabilitation of the McIntyre or Sweatt houses shall be completed within twenty four (24) months from close of escrow. Restoration shall be deemed complete by the City’s issuance of a Certificate of Occupancy for the proposed use. Failure of the Buyer to complete the renovation of the McIntyre or Sweatt houses within the stated 24-month period shall constitute a material breach of the terms of sale by the City. At the City’s sole discretion, the City may serve written notice to the Buyer of the material breach, and cause the renovation to be completed, and the City would have the option to place a lien on the real property in an amount to recover all City costs to complete the renovation including but not limited to construction, permit, consultant, design, and legal costs.

Developer Conditions Cont.



Upon City approval, the following covenants, conditions and easements will be imposed on the selected proposer and will be recorded on the McIntyre or Sweatt houses:

Close of Escrow: Close of escrow is contingent on the successful proposer obtaining all required entitlements (i.e. building permits, etc.) for the proposed use.

Use Covenant: A Use Covenant to the City shall be recorded upon the McIntyre or Sweatt houses. The Covenant shall run with the houses in perpetuity. The Use Covenant shall specifically limit the use of the McIntyre or Sweatt houses to single-family owner occupancy or commercial/office as approved by the City. Any and all approvals required by Code from the City of Riverside, or any other governmental entity for commercial/office use shall be satisfied by the Buyer.

Property Maintenance Covenant: A Property Maintenance Covenant to the City shall be recorded upon the McIntyre or Sweatt house properties. The Covenant shall run with the properties in perpetuity. The Property Maintenance Covenant shall specify that all exterior materials for the McIntyre or Sweatt houses, including siding, windows, doors, roof, porches, paint, fencing, landscaping, and automatically controlled irrigation shall be maintained by the Buyer in a first-class workmanlike manner at all times.

Façade Easement: A Façade Easement to the City shall be recorded upon the properties on which the McIntyre or Sweatt houses are located. The Easement shall run with the properties in perpetuity. The Façade Easement shall specify that any change in design, materials, or color to the McIntyre or Sweatt houses, fencing or landscaping shall be subject to written approval of the City, the CHB, or any additional agency that has jurisdiction in such approval process.

Instruction & Schedule



All proposals are due by or before 4:00 P.M. on September 26, 2014. This time and date is fixed and extensions will not be granted. The City does not recognize the U.S. Postal Service, its postmarks or any other organization as its agent for purposes of dating the proposal. All proposals received after the deadline shown will be rejected, returned to sender and will not receive further consideration. Furthermore, the City reserves the right to reject any and all proposals and to waive information and minor irregularities in any proposal received.

Mail (or hand-deliver) six (6) hard copies and one (1) electronic file of the proposal to:

City of Riverside
Community Development Department
Attn: Nathan Freeman
3900 Main Street, 2nd Floor
Riverside, CA 92522

Please note, the City shall not be liable for any expenses, which may include, but are not limited to, preparation of the proposal or related information in response to the RFP; negotiations with the City on any matter related to the RFP; and costs associated with interviews, meetings, travel or presentations incurred by any proposer in relation to the preparation or submittal of the proposal. Additionally, the City shall not be liable for expenses incurred as a result of the City's rejection of any proposals made in response to the RFP.

Inquiries



All requests for clarifications, changes, exceptions, deviations to the terms and conditions set forth in this RFP should be submitted in writing to:

Nathan Freeman
nfreeman@riversideca.gov

The final day for the receipt of questions from the proposer shall be before 4 PM on August 22, 2014. To ensure fairness and avoid misunderstandings, **all communications must be in written format** and addressed **only** to the individual set forth above. Any verbal communications will not be considered or responded to. Written communications should be submitted via e-mail to the address provided above. All questions received by the due date will be logged and reviewed and if required, a response will be provided via an addendum to the RFP. **Any communications, whether written or verbal, with any City Councilmember or City staff other than the individual indicated above, prior to award of a contract by City Council, is strictly prohibited and the proposer shall be disqualified from consideration.**

Selection Process



The City will conduct the selection process. During the selection process, the City reserves the right to request clarification or additional information from individual proposers and to request some or all proposers to make presentations to City staff or others.

Selection Criteria: At a minimum, all qualified proposals will be evaluated based on the following criteria as previously described in page numbers 11-15:

- Proposer information;
- Proposed reuse concept;
- Project implementation plan;
- Proposed purchase price and other terms;
- Financial plan; and
- Statement of qualifications.

City Council Approvals: City staff is required to present the selected proposer and the purchase offer to the City Council for approvals. If approval is received from the City Council, staff will prepare and submit a Purchase and Sale Agreement (PSA).

All proposals submitted in response to the RFP become the property of the City and under the Public Records Act (Government Code § 6250 et. seq.) are public records. As such, all proposals may be subject to public review at least ten (10) days before selection and award. If a proposer claims a privilege against public disclosure for trade secret or other proprietary information, such information must be clearly identified in the proposal. Personal information should be labeled as confidential and will remain so. Please note that under California law, price proposal to a public agency is not a trade secret.

Adjacent Land



The City is owner of approximately 1.5 acres of vacant land directly adjacent to the McIntyre and Sweatt homes. The City will be issuing a separate Request for Proposals for the development of this vacant land. The City encourages (but does not require) all proposers to this RFP to investigate potentially acquiring and developing the adjacent vacant land in addition to the McIntyre or Sweatt houses.

