



**Date: August 23, 2022**

**REQUEST FOR INFORMATION: RFI 01-FY-23RPM**

**HOUSING AND BUSINESS MIXED-USE BUILDING IN OAKLAND**

The General Services Agency (GSA) of the County of Alameda is requesting information on the availability of properties for purchase, meeting the general requirements listed below.

Offered or proposed buildings must be located in the City of Oakland in the County of Alameda.

The offered properties must be of sound and substantial construction, of the type generally recognized as a mixed-use property. The Property shall be utilized as a residential service center that could provide living spaces, single room occupancy (SRO), to program participants who need short-term housing, and accommodate office spaces, conference rooms or social spaces for case management, and supportive and educational services to the program participants. Offered site must be zoned for this use. The offered building must also conform to the seismic requirements for new construction of the current (as of the date of the request) edition of the Uniform Building Code (UBC). The offered building must be equipped with fire-sprinklers meeting all requirements of the local jurisdiction's fire department.

The general specifications are outlined below:

1. Property size: Property shall offer a minimum of 25,000 square feet.
2. Location: City of Oakland, preferably in the East Oakland area
3. Property shall accommodate the following facilities.
  - a. A minimum of ten (10) bedrooms with one full-size bed, a shower, and toilet in each room
  - b. Two (2) locker rooms with a shower facility each, 300 SF each
  - c. One (1) full kitchen with dining area, 1,000 SF
  - d. Two (2) classrooms, 1,000 SF each
  - e. Two (2) conference rooms for 20 people each.
  - f. One (1) training room for 10 people.
  - g. Four (4) interview booths
  - h. A minimum of six (6) private offices, 100 SF each.
  - i. One (1) computer lab, 1,000 SF
  - j. One (1) Laundry Room – to place 2 sets of Washer/Dryer and a folding table.
  - k. One Social/living space (i.e. game room) for program participants, approx. 400 SF
4. Onsite parking available exclusive to property, free from other encumbrances.
5. Property can not be located within 2 miles of any public/private elementary/high schools.
6. Space must be in compliance with all applicable codes and permits including ADA.

7. Sellers are willing to provide turnkey construct/upgrades to the space per County's requirements, with separate consideration from the purchase price, and transfer space with a Certificate of Occupancy or equivalent document

Once you have a general understanding of the need, please provide us with a written description of each available space that meet the above requirements.

Format of information: Each submittal must have the following financial and qualitative information included.

1. Building or site address, city, zip
2. Building description, size, and building capacity under the current applicable zoning code.
3. Proposed purchase price of the Property.
4. Building age, construction type and class. Current zoning of the building or site. Status of ADA compliance, including CASp Report where available.
5. Quality of building design, including items such as aesthetics, architecture, energy conservation, and other considerations.
6. Is the location part of the local police department's current patrol route.
7. Description of the security system.

All information must be in writing and received via email no later than 2 p.m., September 19, 2022 to [holly.wright@acgov.org](mailto:holly.wright@acgov.org), GSA-Real Property Department, 1401 Lakeside Drive, 9<sup>th</sup> Floor, Oakland, CA 94612-4305. Facsimile and mailed information will not be accepted. If you have any questions prior to the due date, please contact Holly Wright at 510-508-8779.

The issuance of this RFI does not constitute a contract award or any type of commitment or obligation on the part of the County. The County shall not pay or be responsible for any costs incurred in the preparation of the submittals. The County reserves the right to reject all submittals, and no part of this RFI shall be interpreted as an obligation on the part of the County to proceed with the project. It must also be understood that no action, which binds the County, is in effect until the required County approval process is completed, including approval by the County Board of Supervisors at a Public Hearing.

We look forward to your responses,

Holly Wright  
Real Estate Projects Manager  
Alameda County

P.S. Also, please tell us how you learned of the RFI. Did it come to your attention via our website, through our electronic mailing, or other (please specify, even if you heard about it word-of-mouth).

cc: Rachel Johnson, Real Property Program Manager

I: /PROPERTY/FILES/RFP/Mix-Used Property to Purchase – RFI – 8.23.22