



Judicial Council of California

ADMINISTRATIVE OFFICE OF THE COURTS

FINANCE DIVISION

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Director, Finance Division

TO: POTENTIAL BIDDERS

FROM: Administrative Office of the Courts
Business Services Unit

DATE: March 2, 2004

SUBJECT/PURPOSE OF MEMO: Project Title: Real Estate Appraisal Services
Addendum #2 to RFP Number: OCCM-AS-02-04

ACTION REQUIRED: The State has extended the Proposal Due Date, added provision 4.8 to the RFP and has deleted and replaced in its entirety provision 5.0 (Fee Proposal) of the RFP, and has added a new Attachment C. The new provision 4.8, the replacement provision 5.0 and Attachment C are set forth in the attached Modification Section of this Addendum #2.

PROPOSAL DUE DATE: **Proposals must be received by noon on Monday March 8, 2004**

SUBMISSION OF PROPOSAL: Proposals should be sent to:
Judicial Council of California
Administrative Office of the Courts
Attn: Nadine McFadden
455 Golden Gate Avenue
San Francisco, CA 94102

CONTACT FOR FURTHER INFORMATION:

NAME:	TEL:	FAX:	E-MAIL:
Clifford Ham	415-865-7550	415-865-8885	Clifford.Ham@jud.ca.gov

MODIFICATIONS
SECTION

Additional provision 4.8:

“4.8 For the purpose of this RFP, two properties, which represent an example of sites to be appraised, are described in Attachment C. This information should be used to develop a fee proposal and is provided to illustrate for the service provider the general character of properties under consideration by the AOC.”

Replacement provision 5.0 (Fee Proposal):

“5.0 FEE PROPOSAL

5.1 Service provider shall indicate the proposed estimated fee to develop and provide an appraisal of each site. The proposed estimated fee for each site, will be inclusive of and shall be broken down by all labor rates, travel (if applicable) materials, and printing and distribution of the draft and final appraisal. Labor rates shall be fixed for the negotiation of the services of this project. Service provider shall submit estimated fees for the two sites described in Attachment C to be used as examples to illustrate anticipated cost and expenses associated with this project.

The actual fee for each appraisal will be determined in contract negotiations with the selected service provider, and will be based on the particular properties to be appraised, not necessarily those described in Attachment C.

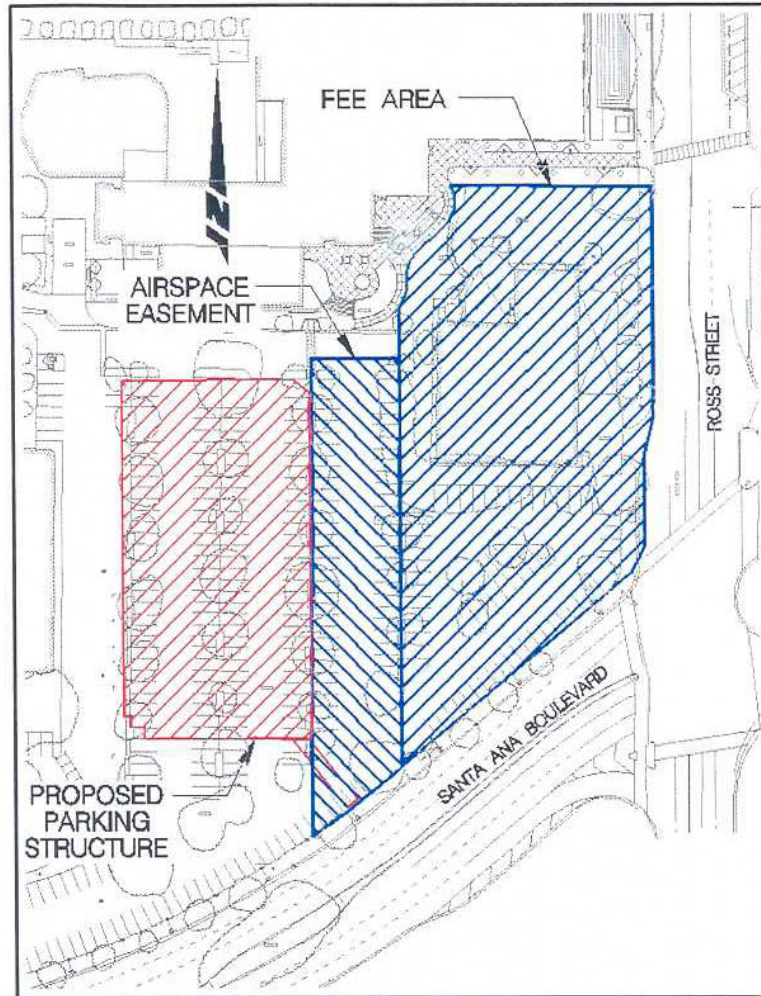
5.2 The method of payment to the service provider will be by fixed lump sum fee basis.

5.3 It is expected that all service providers responding to this RFP will offer the service provider’s government or comparable favorable rates.”

End of Modifications

OCCM RFP.AS.02.04

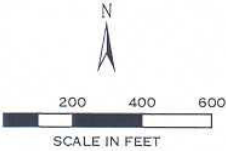
ATTACHMENT C



Property Address	Northwest corner of Santa Ana Boulevard and Ross Street
Parcel Size	Approximately 2.0 acres (1.5 acres in fee title and 0.5 in airspace easement)
Assessor's Parcel Nos.	008-067-27, 008-067-33, 008-067-40, & 008-036-34
Owner's Name	City of Santa Ana
Street Access	East Side
Topography	½ at street grade and ½ at one level below street grade
Whole or Part Take	Partial takes of several parcels.
Zoning	Government Center (GC)
Asking Price	\$2.6 Million

California Court of Appeal Fourth Appellate District, Division Three

Exhibit 5
Proposed Site 3
at the University of California, Irvine



Proposed site boundaries are preliminary

A PORTION OF ASSESSOR'S
PARCEL #455-072-07

