

REQUEST FOR INFORMATION (RFI) 17-02

LEASED REAL PROPERTY FOR NORTHERN COURT SERVICES

Issuance Date: July 17, 2017

Responses Due: August 18, 2017 no later than 2pm

Through this Request for Information "RFI" the Judiciary is requesting information regarding the availability of existing or developable office space consisting of \pm 7,500 to 12,000 square feet to serve as the Northern Court Services location.

Background

The Judiciary currently leases 7,500 square feet of space at the Dededo Mall, 132 West Marine Drive, Dededo, Guam, 96913. The current lease term expires July 31, 2019. The Judiciary is interested in learning of and investigating further opportunities for the potential relocation of the Northern Court Services

As noted below, this RFI does not obligate the Judiciary to lease space and is for informational and planning purposes.

In order for the Judiciary to consider a response, a respondent must meet the following condition:

The respondent is the legal owner of the real property or has the authority to make representations on behalf of the legal owner in response to this RFI. Real property can consist of existing office building, an office building currently under construction or vacant land able to be developed into an office building in exchange for a long-term lease consideration.

General Building and Lease Requirements

- Site must be located within northern Guam in the villages of Dededo or Yigo.
- Site must be within close proximity to Guam Mass Transit routes.
- Building must have connection or close proximity to or presence of telecommunications fiber loop already established.
- The building must have an emergency generator system capable of providing full emergency power (lights, outlets and AC) to the lease spaced to support Judiciary Operations.
- The building shall have typhoon shutters.
- Provide for building security services during non-work hours, holidays, and weekends.
- Underground or a secured parking area able to accommodate five vehicles

Space Needs

Square footage to be leased to be mutually agreed to by the parties.

General Administrative Offices and Court/Hearing room functions including separate detainee access.

Sufficient restrooms for staff and public.

Compliance with federal and local disability rights laws and regulations, including the American Disabilities Act (ADA).

Parking facilities for court staff and patrons.

Lease Term, Rent, Concessions and Miscellaneous Terms

Ten (10) year initial term with option to extend for two (2) additional terms of five (5) years each. Occupancy date to be mutually agreed upon.

Propose a rent schedule at competitive rates for the initial lease term and option to extend terms with mutually agreed to annual adjustments.

Propose competitive moving allowance based on the actual cost of the Judiciary to move from its present location.

Propose any rental abatement/concession programs

Propose any refurbishment allowance for any extension terms

Tenant Improvements

Propose a tenant improvement allowance or turn-key proposal delivered based on mutually agreed upon space plan and build out specifications. All agreed to improvements must be completed by the contractors and subcontractors in conformance with Guam's prevailing wage rates.

Any leasing/sales fees or commissions will be the responsibility of the building owner.

Reservation of Rights

This RFI in no way obligates the Judiciary to enter into a relationship with any entity that responds to this RFI and neither limits or restricts the Judiciary's right to enter into a relationship with an entity that does not respond to this RFI. The Judiciary in its sole discretion may pursue simultaneous discussions with one or more entities responding to this RFI or none at all. The Judiciary further reserves the right in its sole discretion to cancel this RFI at any time for any reason. This RFI and any submitted response are not subject to any process except as described herein.


Response Preparation and Submission Instructions. Email or deliver your response to the Judiciary's Point of Contact for this RFI, at the Guam Judicial Center Procurement Office, 120 W. O'Brien Drive, Hagåtña, Guam, 96910, no later than the "Response Due Date and Time" listed on the first page of this RFI. Your proposal should be concise and address the terms outlined above. Brevity is appreciated, and the Judiciary discourages the submission of generic marketing information.

Questions and Changes to this RFI

Any requests for clarification of any matter contained in the RFI must be submitted by email to the Judiciary's Point of Contact listed in Section 2 of this RFI not later than four (4) business days prior to the date and time responses are due. The Judiciary may alter or amend the RFI at any time based on any questions received or for any other reason.

Public Record and Disclosure

All responses submitted in response to this RFI will become the property of the Judiciary and may be subject to disclosure pursuant to Guam Public Laws.



by JOHN Q. LIZAMA
Administrator of the Courts

13 JUN 2017
Date