

Housing Authority Request for Proposals #3 **Addendum #2**

**Questions/Answers & Information from Non-Mandatory Job Walk
March 13, 2012**

The following is a list of Questions heard and Answers given at the job walk.

Technical Questions:

Q1. Is seismic retrofit of the building required?

A1. No, the City of Riverside does not have a seismic retrofit requirement. If a seismic retrofit is contemplated, the developer will be required to comply with City of Los Angeles requirements.

Q2. Is the second story mezzanine an original part of the approved structure?

A2. The second story mezzanine is original to the structure. As the structure was constructed by the Federal Government, on an Army base, during war time, no building permits exist.

Q3. Are there limitations on how the mezzanine area can be used?

A3. Keep in mind that all areas of the building will need to be accessible to people with disabilities.

As there are three stairways, and provided that appropriate accessibility measures are taken, the mezzanine area **does not** need to remain a "low occupancy" area.

Respondents are encouraged to review fire ingress and egress requirements as well as accessibility requirements with a qualified Architect/Engineer, or the City's Building and Safety Division.

Q4. Assessor's Parcel Number (APN) 151-123-008 – 5797 Picker Street – the 52,272 sq.ft./1.2 acres parcel on which the Camp Anza Officer's Club is located is currently in the name of the Redevelopment Agency of the City of Riverside. Given the vesting of the parcel, is inclusion of this parcel into the larger project going to be a problem?

A4. No. The subject parcel was acquired with Redevelopment Agency Housing Funds, and therefore, the property is automatically transferred to the Housing Successor Agency.

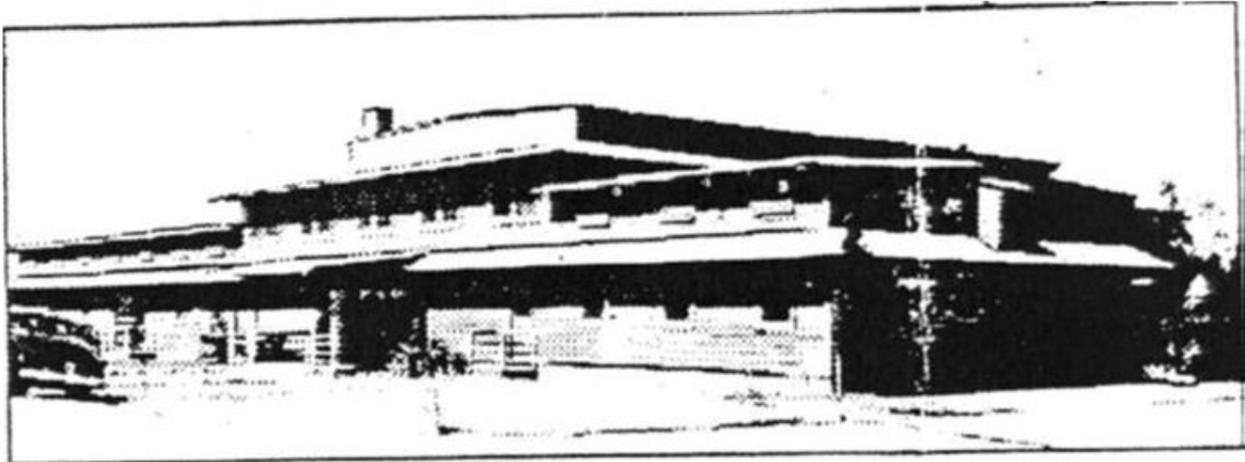
History Questions

Q5. How many acres was the original Camp Anza?

A5. The U.S. Army purchased 1,240 acres.

Q6. Can you direct us to old photos of the building, interior & exterior?

A6. Only known exterior image of the building:



Circa 1947 image of the Officer's Club (Courtesy of the National Archives and Records Administration Pacific Region)

****NOTE:** This image was created two years after the conclusion of World War II, after the building's period of significance. By 1947 the building was occupied by the local Moose Lodge.

Q7. Where can I get additional information about Camp Anza and the Officer's Club?

A7. Please see the following sources:

City of Riverside Camp Anza/Arlanza 2006-2007 Certified Local Government Grant Historical Resources Inventory and Context Statement:

<http://ohp.parks.ca.gov/pages/1054/files/camp%20anza%20final%20report.pdf>

Teurlay, Frank. *Riverside's Camp Anza and Arlanza (Images of America: California)*. Charleston, SC: Arcadia Publishing, 2008.

(see attached photos copied from the above book)

Housing Authority Financial Assistance

Q8. Will the Housing Authority be providing financial assistance to aid in this project?

A8. Respondents are strongly encouraged to evaluate all potential sources of funding and leveraging available, other than Housing Authority Funds.

While it is likely that some type of financial contribution may be available, due to the demise of the Redevelopment Agency and the constant flux of information regarding the implementation of AB26, we are unable to commit to a given dollar amount and funding source at this time.

General Questions:

Q9. Can you provide a list of attendees who attended the job walk today?

A9. Yes, see below.

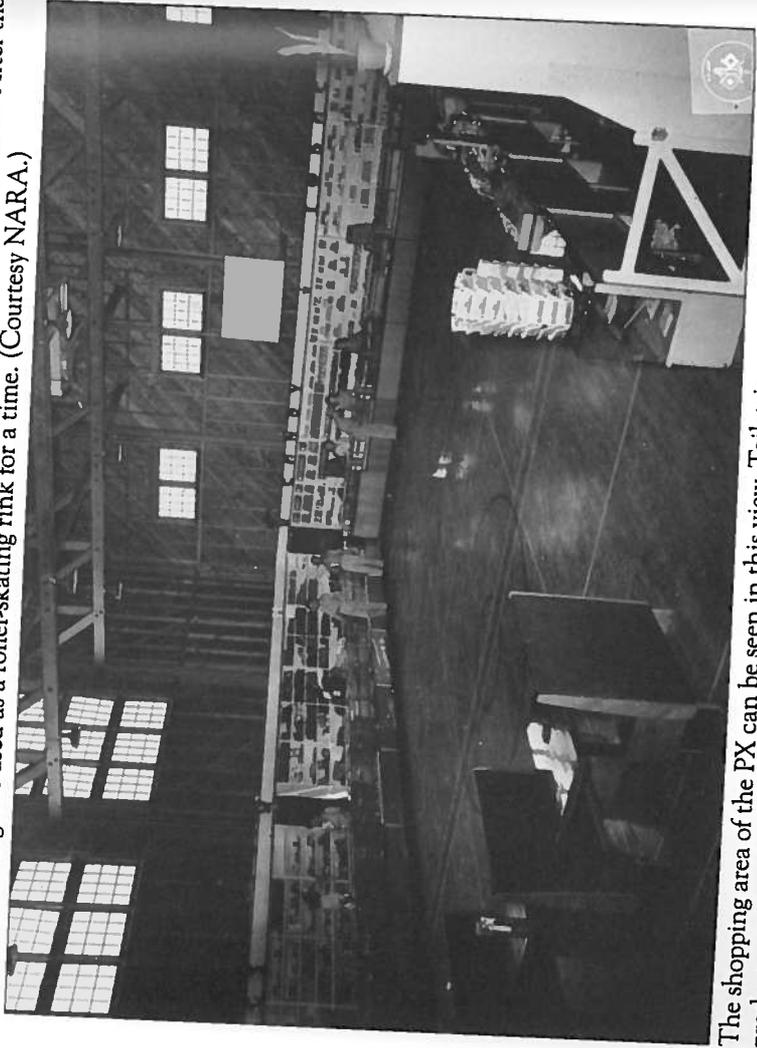
Company	Name	Phone
Wakeland	Robert Bohrer	619.677.2320
Wakeland	Ken Sauder	619.677.2320
Domus Development	Hart Comess-Davids	213.375.3621
New Directions	Gigi Szabo	310.914.4045
Mercy House	Linda Wilson	714.836.7188 x 103
National CORE	Brian Ely	909.483.2444
Jamboree Housing Corp.	John Okura	949.813.6923
Palm Communities	Colleen Edwards	760.990.1931
Silber Architects	John Silber	714.870.5047
Path Ventures	Alice Salinas	323.582.3683
Housing Authority City of Riverside	Shonda Herold, Project Coordinator	951.826.5590
Housing Authority City of Riverside	Don Decanio, Project Coordinator	951.826.2311

The following offer was made to all potential RFP respondents –

Should you need additional time in the building or need other team members (e.g. architect, engineer) to see the interior of the building, do not hesitate to contact: Shonda Herold, Project Coordinator at 951.826.5590. Staff will make the building available to you.



Here is an interior view of the main camp PX looking toward the soda fountain area. After the war, this building was used as a roller-skating rink for a time. (Courtesy NARA.)



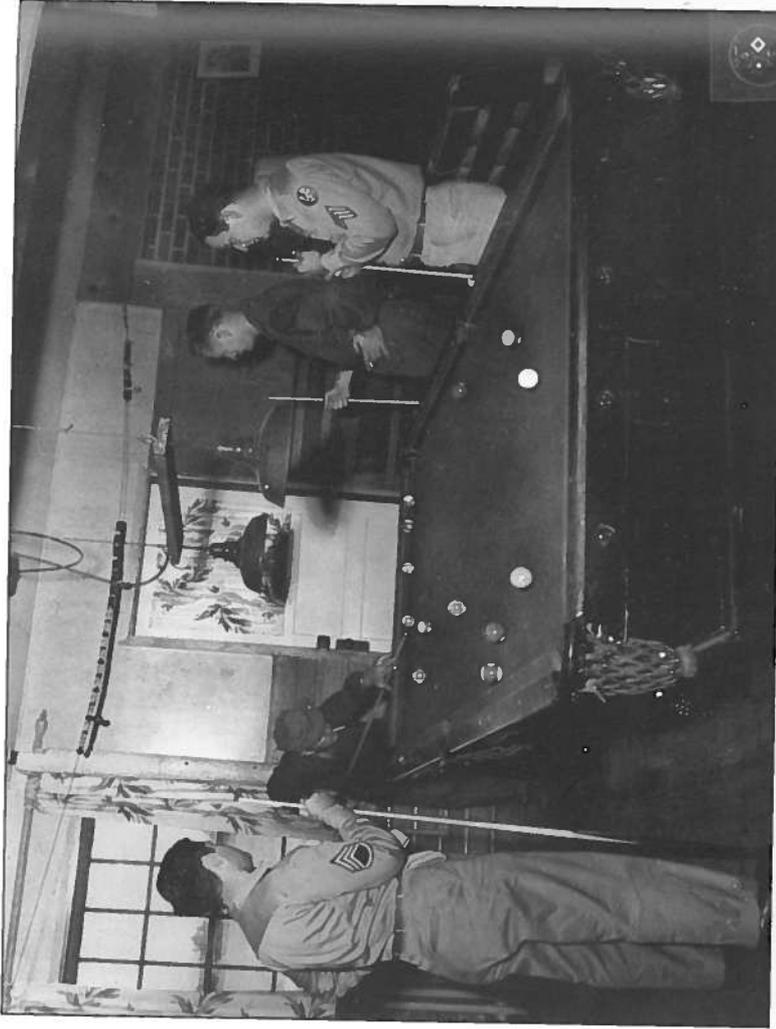
The shopping area of the PX can be seen in this view. Toiletries, magazines, candy, and tobacco products were available for sale. (Courtesy NARA.)



A large service club was built on the east end of Camp Anza facing today's Montgomery Street, between Cypress Avenue and Philbin Avenue. It was a comfortable place to relax. The furniture could be moved, and this space was used for weekly dances for enlisted men. There was a soda fountain and barbershop in the service club. The service club was used as a school after the war. (Courtesy Frank Holznagle and Riverside Metropolitan Museum.)



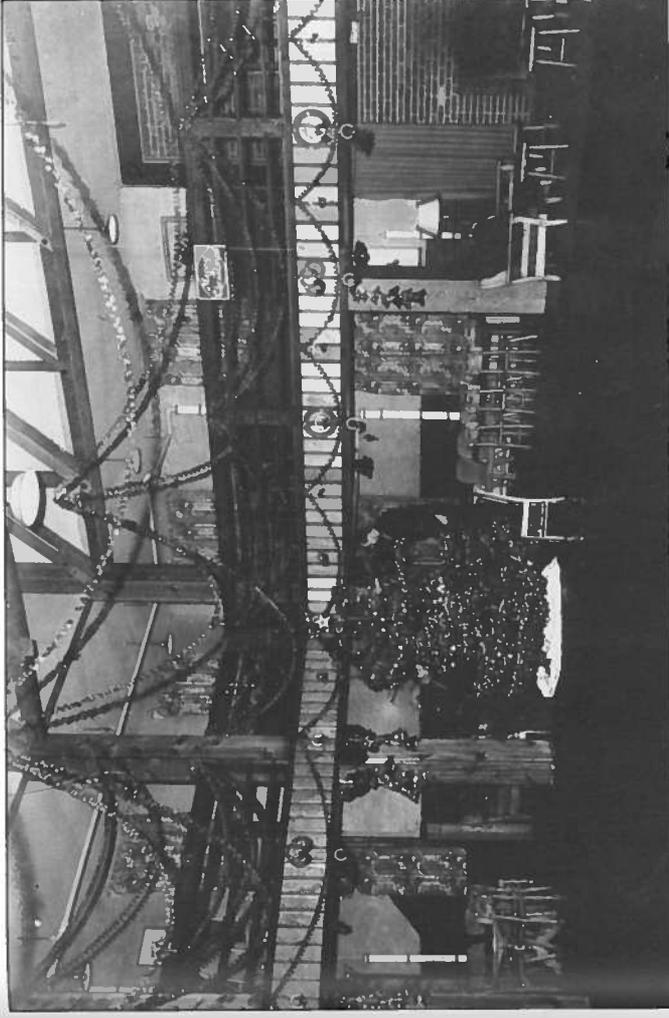
There was a library upstairs in the service club. The Riverside Public Library assisted in assembling books for the Camp Anza library. (Courtesy Frank Holznagle and Riverside Metropolitan Museum.)



Billiards was available in the service club. The service club provided a place for GIs to socialize away from the cramped quarters in the barracks. (Courtesy NARA.)



Soldiers could listen to the radio in the service club. (Courtesy NARA.)



Here is an interior view of the Officer's Club at Christmas. It looked very similar inside to the enlisted men's service club. Dances were hosted for officers here. The building served as the Moose lodge for many years after the war. The building still stands on Picker Street near Philbin Avenue. It is one of very few significant Camp Anza buildings remaining in the neighborhood. (Courtesy NARA.)



There was a separate Colored Service Club at Camp Anza. The U.S. military was still segregated during World War II. After the war, President Truman eliminated segregation in the military. Soldiers are seen here visiting with the club hostess. (Courtesy NARA.)



A popular song during World War II was the Andrews Sisters' hit *Boogie Woogie Bugle Boy*. Camp Anza had its very own boogie woogie bugle boy in Nick Buono, shown here "blowing eight to the bar in boogie rhythm." The occasion was a formal Halloween dance in October 1944. (Courtesy NARA.)



Patsy Parker sings at the Halloween formal. She sang in the Harry James band and was the wife of Nick Buono. (Courtesy NARA.)



This formal was reported to be the finest dance held at the camp. In these high-perspective views, the crowded dance floor is seen in the photograph above. Local young ladies from Arlington and Riverside were invited to the dances at the service club to provide dance partners for the GIs. Below, Patsy Buono is seen singing in front of the band. A sumptuous buffet was provided for the attendees. (Courtesy NARA.)

