



CALIFORNIA DEPARTMENT OF  
**GENERAL SERVICES**



*Issued by: The Department of General Services & The Department of Veterans Affairs*

# REQUEST FOR INTEREST A UNIQUE REDEVELOPMENT OPPORTUNITY

YOUNTVILLE, CALIFORNIA

March 1, 2023





With construction having begun on a new Skilled Nursing Facility at the Yountville Veterans Home there is a unique opportunity to repurpose the Holderman Building on the campus.

We invite you to respond to this Request for Interest (RFI) with ideas about how the Holderman Building could be repurposed via a long-term ground lease. Our intention is to use this RFI to better understand potential opportunities for the site and the most viable path forward to redevelopment.

Reuse of the building must provide a benefit to the Home and its veteran residents, and the state is interested in reuse concepts to those ends.

If you have the vision, the drive, and the resources, this is an opportunity not to be missed.

I look forward to talking with you.

Sincerely,

Jonathan Heim  
Asset Enhancement  
California Department of General





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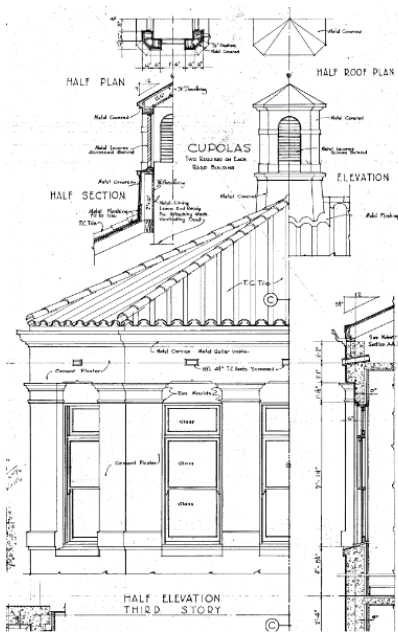
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# BACKGROUND

Located in the heart of scenic Napa Valley, the Veterans Home of California -Yountville (VHC -Yountville) is a community of and for veterans. Founded in 1884, VHC -Yountville is the largest veterans' home in the United States, offering residential accommodations with a variety of recreational, social, and therapeutic activities. Some 600 aged or disabled veterans, both men and women, of World War II, Korean War, Vietnam War, Desert Storm, and Operation Enduring Freedom/Operation Iraqi Freedom now live at the Home.

YHC -Yountville provides various levels of accommodations to veterans from Domiciliary, Residential Care for the Elderly (RCFE), Intermediate Care, Skilled Nursing Care, and a "Memory Care Center" for residents with various forms of dementia. General acute care is provided by Queen of the Valley Hospital in Napa, St. Helena Hospital in St. Helena, and the U.S. Department of Veterans Affairs Medical Center in San Francisco.

The VHC -Yountville has always been a focal point for the Napa Valley Community with the 1,200 seat Lincoln Theater, a 9-hole golf course, Borman Field baseball stadium, bowling lanes, a swimming pool, post office, and a military Base Exchange branch store. Additionally, the home offers a fitness center, a resident operated television station, auto hobby shop, a 35,000-volume library, a creative arts center, and a chapel.



## THE HOLDERMAN BUILDING

The Holderman Building was originally constructed in 1932 and currently holds 130 licensed skilled nursing beds. The building was designed to be a hospital, and not a long-term care facility. Over time, the Holderman Hospital gradually became less of an acute hospital and is now exclusively being used as a long-term care facility. The building is poorly configured for this use, resulting in operational inefficiencies for both staffing and the quality of life for its residents.

The facilities now available in the Holderman Building, essentially a four-wing, three-story concrete building with an annex totaling approximately 173,000 sq feet which was not designed with air conditioning and does not offer the comfort and quality of life that the Veterans Home strives to provide its residents. Problematic features include ward layouts with long hallways and oddly sized rooms. All rooms open onto a long, narrow central hallway, which is easily congested as clinical staff and residents in wheelchairs move from point to point.

While the building may not be suited to today’s skilled nursing care model, Holderman remains a significant asset to VHC – Yountville due to its sheer size, prominent location, and its architectural heritage.

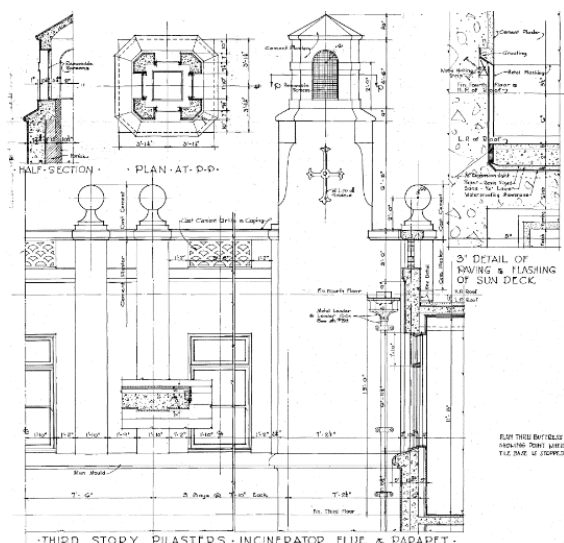


It is the state’s perspective that the Holderman Building presents an excellent opportunity for a variety of future uses. These include housing for employees and the public, hotels, senior care services, and potentially other services or occupancies derived from the private sector. There is a

shortage of available modern facilities on the Yountville campus to house its various functions. Through public/private partnerships advocated in the Master Plan ([https://www.calvet.ca.gov/VetHomes/Documents/VHC\\_Yountville\\_Facilities\\_Master\\_Plan\\_8\\_13\\_2013.pdf](https://www.calvet.ca.gov/VetHomes/Documents/VHC_Yountville_Facilities_Master_Plan_8_13_2013.pdf)) the building’s availability may stir interest and entice potential investments from private developers and businesses. Holderman’s conversion is a good use of a prominent and available resource, it further strengthens its position as a rare historic asset and is consistent with the sustainability and long-term plans for the Home.



Given the uniqueness of this building, the Home, and the need to provide a benefit to the Home and its residents, the state is exploring new ideas for the repurposing of the building.



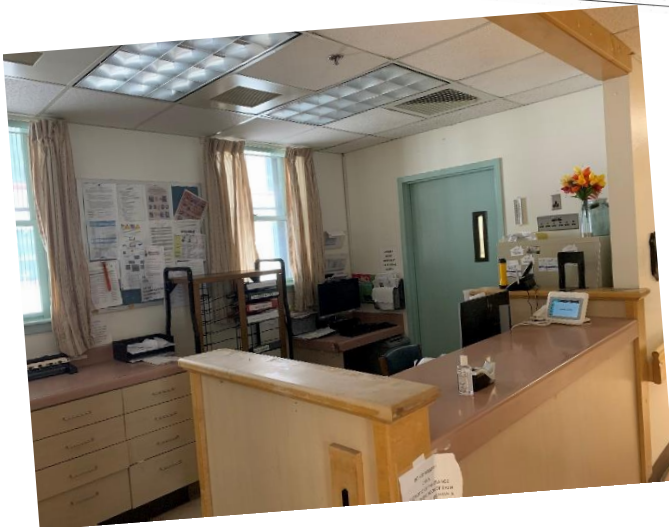
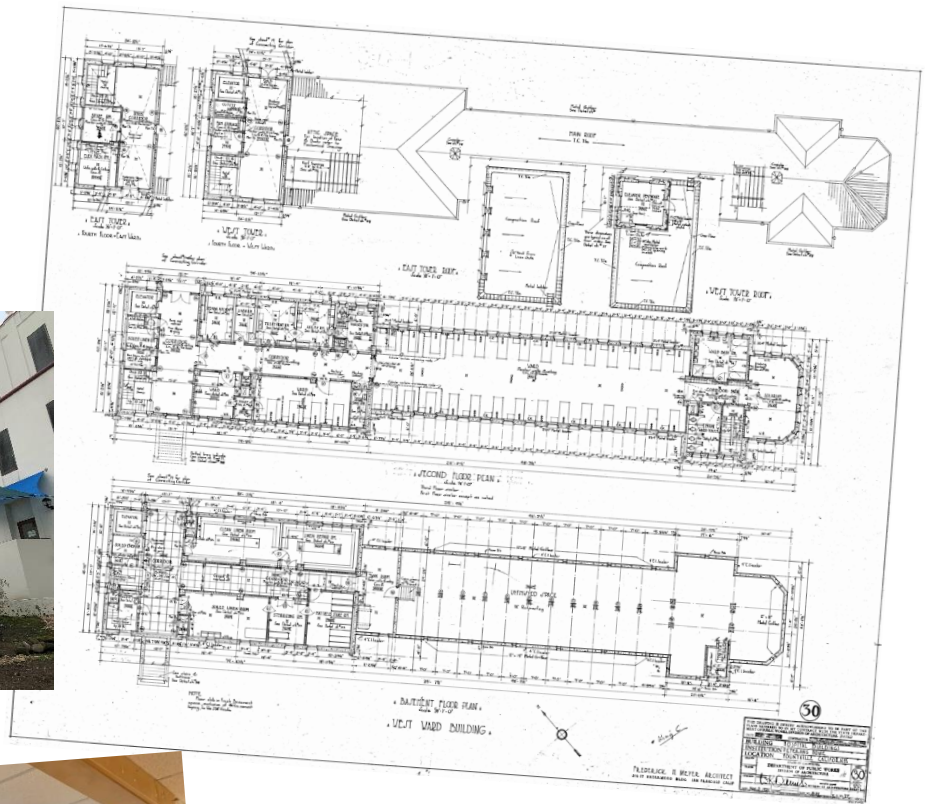
Accordingly, the state is inviting developers and other interested parties to respond to this RFI with ideas about how this building could be redeveloped under the terms of a long-term ground lease. The state intends to use this RFI to generate new and innovative ideas and to better understand potential opportunities for the building and the most viable path(s) forward to redevelopment.



# GENERAL DEVELOPMENT FRAMEWORK:

The State's typical model is State-retained ownership of the property and the letting of a long-term ground lease.

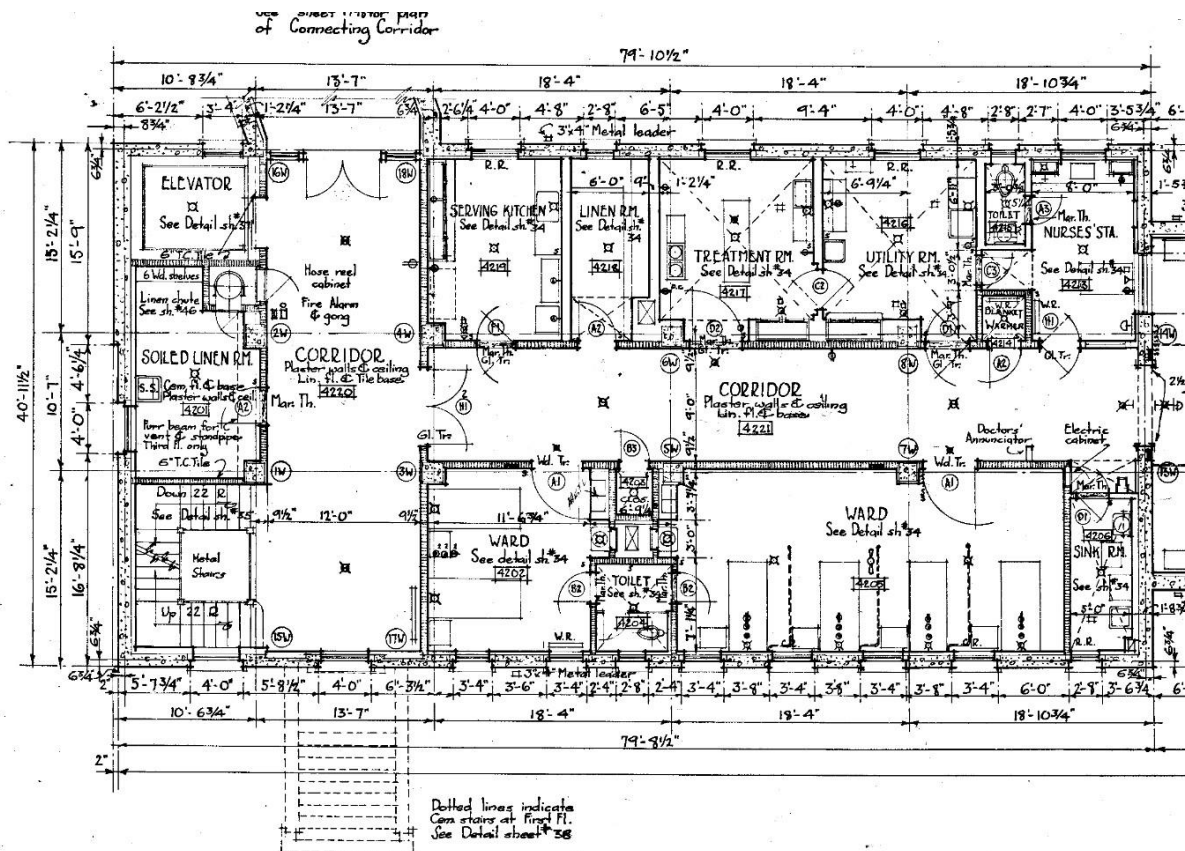
*Original architectural plans as well as subsequent remodel plans are available*



# SUBMISSION REQUEST:

For this solicitation, please provide statements of interest and associated development concept(s), a brief statement of the development team's qualifications and experience, and the approach to investigating with the state a financially feasible development.

Please note that the State is also seeking guidance on what kind of partnership would be the most effective for this development. The State is open to public-private partnerships, facilitating partnership between developers and local municipalities, regional governments or additional strategic partnerships. The ideal submission would describe how the ideal partnership would function. Submissions should describe the mechanics of the partnership and answer what type of partnership would facilitate this kind of development opportunity.



West Wing Second Floor partial plan

Finally, the ideal submission would be from entities that have experience with the type of redevelopment idea proposed and/or are familiar with the market area. After the state has received the responses, we may invite you for further discussions to explore your ideas to decide what type of development will fit the campus.

Please be aware that this RFI is to allow the state to explore new ideas and in no way is committing to any particular plan or concept. An RFI is to seek input only and does not replace the normal solicitation or community process.



Interested parties are invited to submit a one to two-page letter of interest that complies with the above. Submitters whose letters present the most interesting options for the state to consider will be invited to 1:1 meeting(s).

**ACCESS:**

Please do not visit the site without prior written permission.

**SUBMISSION DEADLINE:**

Responses are due by 5:00 PM on May 19, 2023

**SUBMIT RESPONSES TO:**

- **Electronically:** [jonathan.heim@dgs.ca.gov](mailto:jonathan.heim@dgs.ca.gov)
- **(OR) Hard Copy:** Department of General Services

*Attn: Jon Heim  
707 3<sup>rd</sup> Street, 5<sup>th</sup> Floor  
West Sacramento, CA*

**QUESTIONS:**

If there are questions, please email Jon Heim (email above) or call at (279) 799-3705







## **EXHIBIT A:**

An example of the successful adaptive reuse of the Stanford University Hoover Hospital (above) in Palo Alto:

<https://healthcaresnapshots.com/projects/386/stanford-university-hoover-pavilion-renovation/>

[https://tefarch.com/dialog\\_detail/17](https://tefarch.com/dialog_detail/17)



# SITE CONTEXT:



Looking North



Looking East



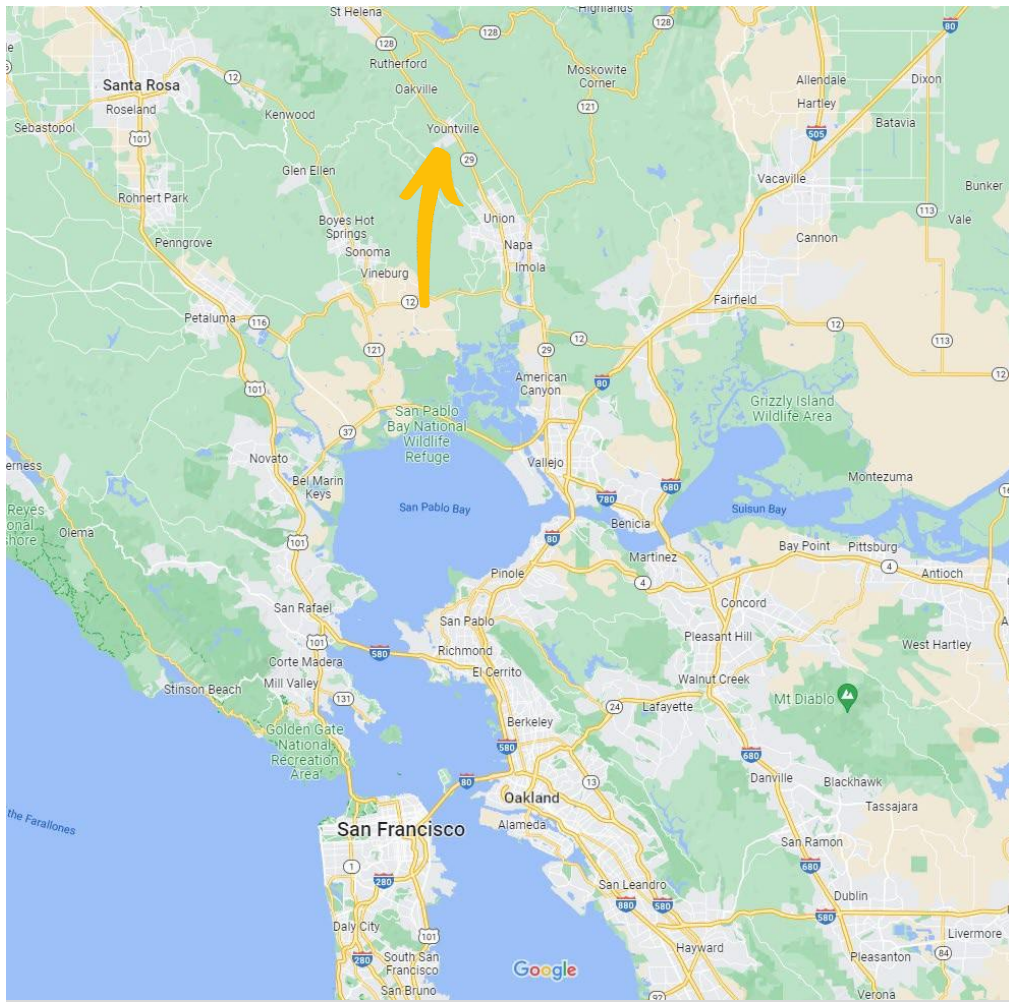


Looking West

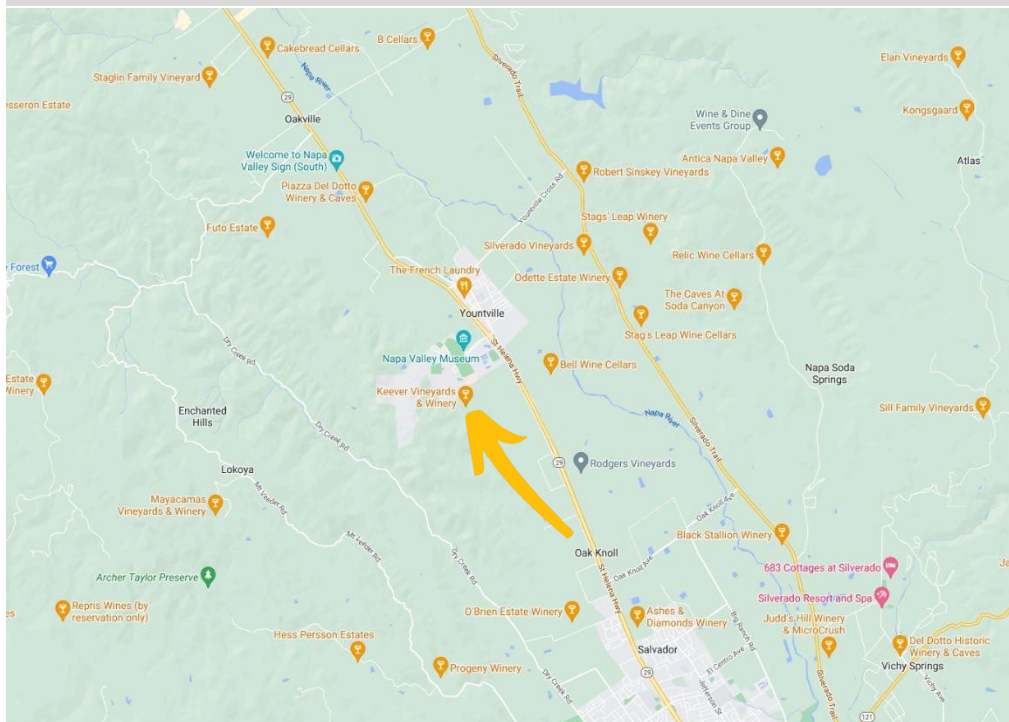


Looking South





**Regional**





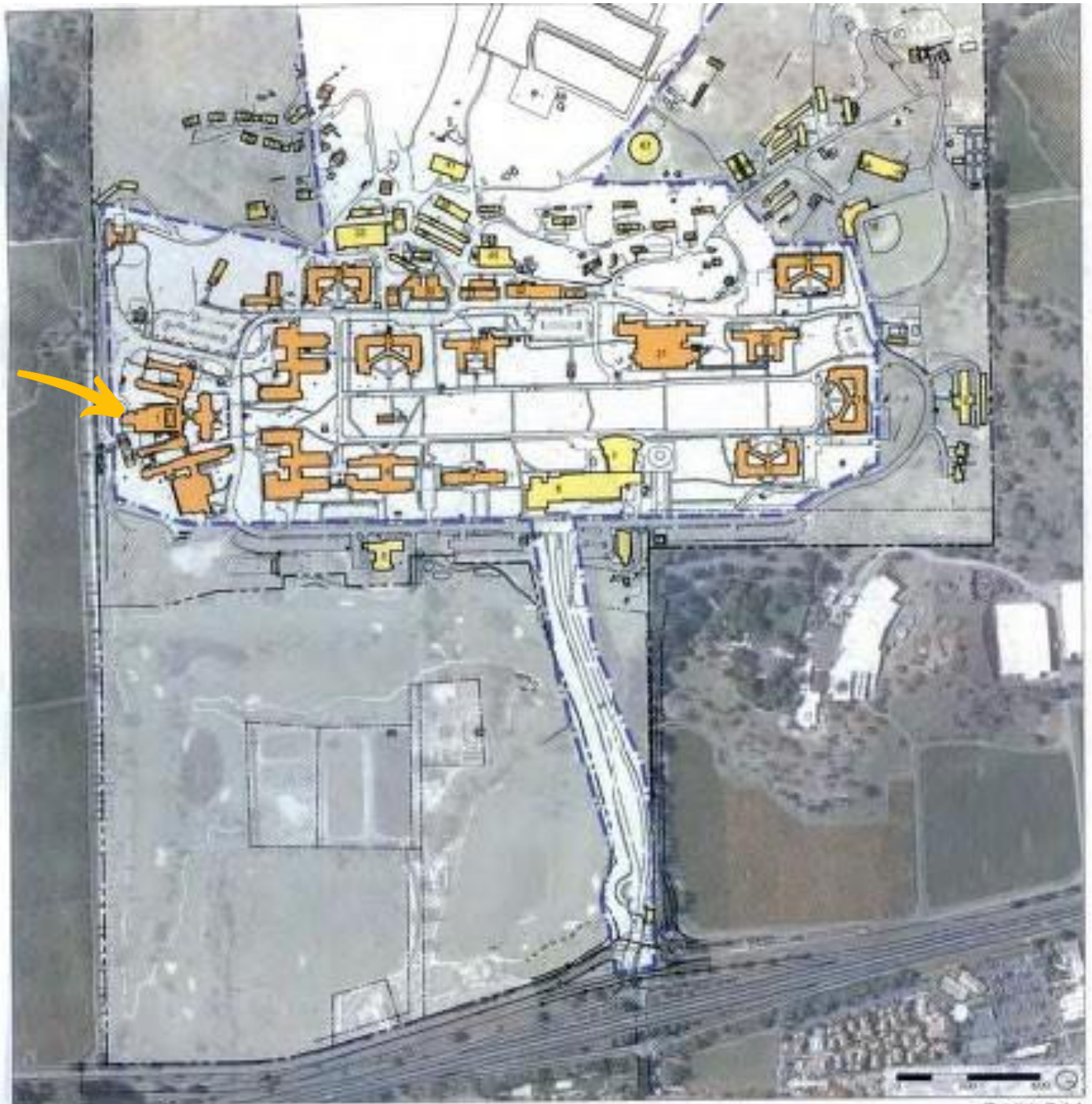


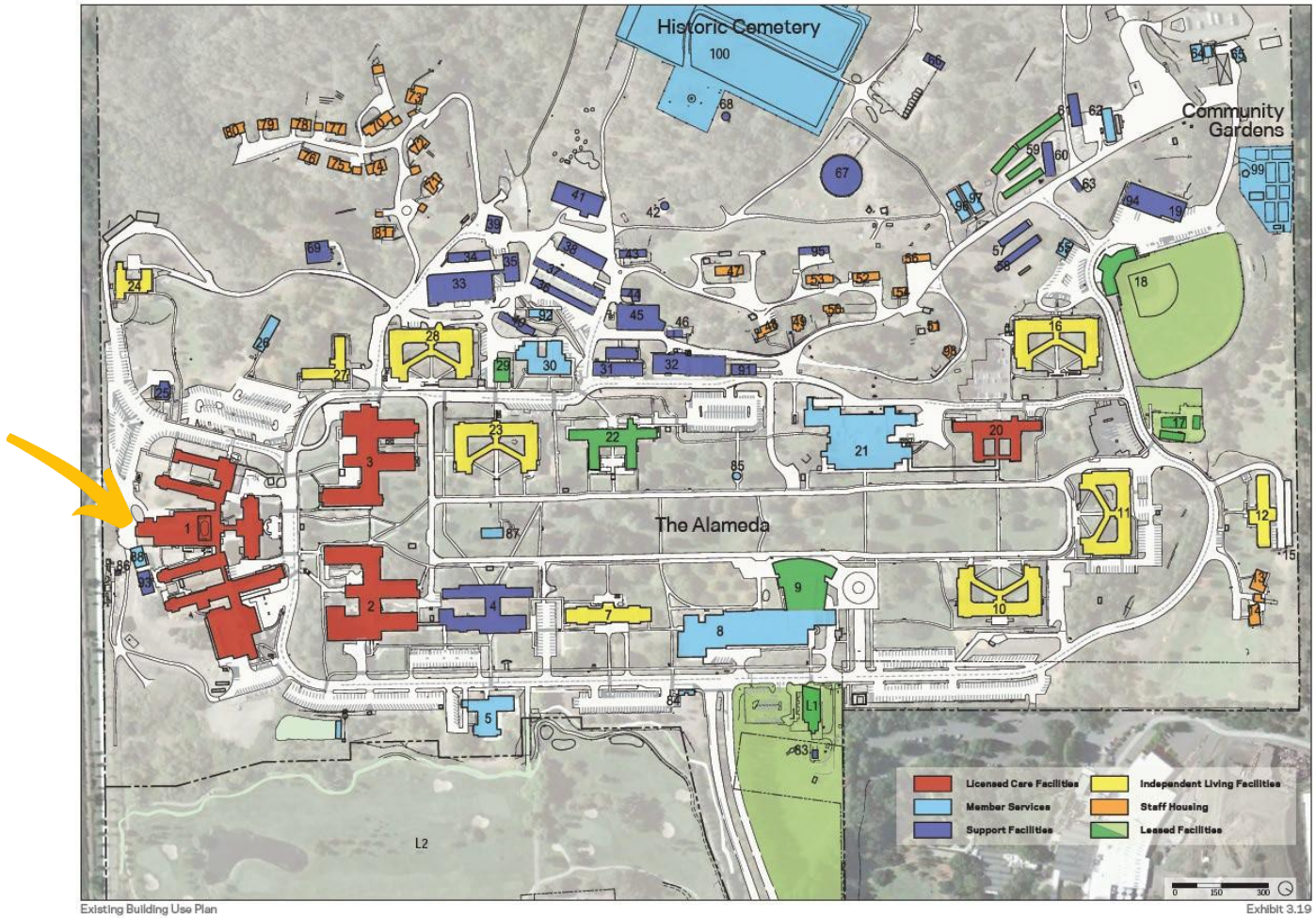
Exhibit 3.14

Historic Resources Plan

- Eligible Historic District Boundary
  - Contributor to District; Eligible for Listing
- Listed National and CA Registered Property: Armistice Chapel
  - Non-Contributor to District; Not Eligible for Listing

**Historic Resource Map**





Existing Building Use Plan

Exhibit 3.19

## Yountville Veterans Home Campus

### Existing Facility Location Map

- |                               |                                       |                              |                                  |
|-------------------------------|---------------------------------------|------------------------------|----------------------------------|
| 1 HOLDERMAN HOSPITAL          | 25 NURSES EDUCATION BUILDING          | 52 RESIDENCE DUPLEX E-2, E-3 | 79 RESIDENCE O-21                |
| 2 ANNEX I, F. ROOSEVELT HALL  | 26 HOSTESS HOUSE                      | 53 RESIDENCE DUPLEX E-4, E-5 | 80 RESIDENCE O-22                |
| 3 ANNEX II, EISENHOWER HALL   | 27 SECTION K, POLK HALL               | 54 RESIDENCE E-6             | 81 RESIDENCE O-23                |
| 4 ADMINISTRATION              | 28 ANNEX II, SECTION B, MCKINLEY HALL | 55 BALLPARK LOCKERS          | 82 YOUNTVILLE CORPORATION YARD   |
| 5 CHAPEL                      | 29 POST OFFICE                        | 56 PARKING SHED              | 83 PUMPHOUSE                     |
| 6 VALLEY VIEW POND            | 30 CREATIVE ARTS CENTER               | 57 UPPER TIN STORAGE         | 84 BUS STOP                      |
| 7 SECTION H, KENNEDY HALL     | 31 BAGGAGE STORAGE                    | 58 LOWER TIN STORAGE         | 85 GAZEBO + FLAG                 |
| 8 RECREATION CENTER           | 32 BOILER ROOM                        | 59 GARDEN STORAGE            | 86 MASTER GENERATOR + SWITCHGEAR |
| 9 LINCOLN THEATER             | 33 MAINTENANCE SHOPS                  | 60 PLUMBING STORAGE          | 87 ARMISTICE MUSEUM              |
| 10 SECTION E, WASHINGTON HALL | 34 MAINTENANCE STORAGE                | 61 PLUMBING STORAGE          | 88 CREDIT UNION                  |
| 11 SECTION C, WILSON HALL     | 35 PLANT OPERATIONS                   | 62 AUTO HOBBY SHOP           | 89 SEWAGE DISPOSAL               |
| 12 SECTION J, JOHNSON HALL    | 36 PARKING SHED                       | 63 FLAMMABLE STORAGE         | 90 SECURITY BUILDING             |
| 13 RESIDENCE O-24             | 37 PARKING SHED                       | 64 CONCESSIONS - TOILETS     | 91 STORAGE                       |
| 14 RESIDENCE O-25             | 38 MASON GROUNDS                      | 65 PICNIC AREA STAGE         | 92 THE LODGE                     |
| 15 CAR PORT                   | 39 RED BARN                           | 66 CORPORATION YARD          | 93 DATA CENTER                   |
| 16 T. ROOSEVELT HALL          | 40 PLANT OPERATIONS                   | 67 WATER RESERVOIR           | 94 PURCHASING / MAIN WAREHOUSE   |
| 17 SWIMMING POOL              | 41 MAINTENANCE WAREHOUSE              | 68 REDWOOD TANK              | 95 EQUIPMENT SHED                |
| 18 BORMAN FIELD               | 42 FUEL STORAGE TANK                  | 69 OSA (BANDSTAND)           | 96 BASEBALL DORM 1               |
| 19 CENTRAL SUPPLY WAREHOUSE   | 43 EQUIPMENT SHED                     | 70 RESIDENCE O-1             | 97 BASEBALL DORM 2               |
| 20 SECTION F, TRUMAN HALL     | 44 CSFA OLD FIRE STATION              | 71 RESIDENCE O-2             | 98 GARAGE                        |
| 21 MAIN DINING ROOM           | 45 LAUNDRY                            | 72 RESIDENCE O-6             | 99 COMMUNITY GARDEN              |
| 22 SECTION G, MADISON HALL    | 46 CHILLER TOWER                      | 73 RESIDENCE O-7             | 100 HISTORIC CEMETERY            |
| 23 SECTION A, LINCOLN HALL    | 47 RESIDENCE DUPLEX O-8, O-9          | 74 RESIDENCE O-16            | L1 NAPA VALLEY MUSEUM            |
| 24 SECTION L, JEFFERSON HALL  | 48 RESIDENCE O-10                     | 75 RESIDENCE O-17            | L2 VINTNER'S GOLF CLUB           |
| 25 NURSES EDUCATION BUILDING  | 49 RESIDENCE O-11                     | 76 RESIDENCE O-18            |                                  |
|                               | 50 RESIDENCE O-12                     | 77 RESIDENCE O-19            |                                  |
|                               | 51 RESIDENCE O-14                     | 78 RESIDENCE O-20            |                                  |



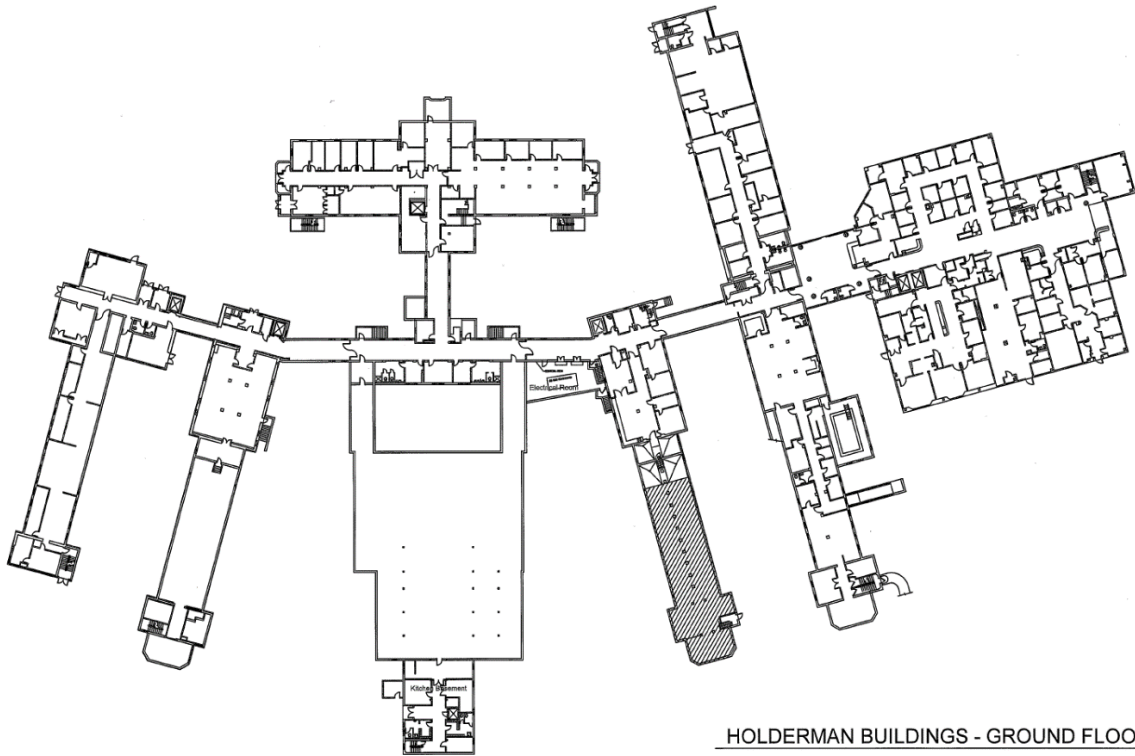


**View of Holderman looking south from the Alameda**

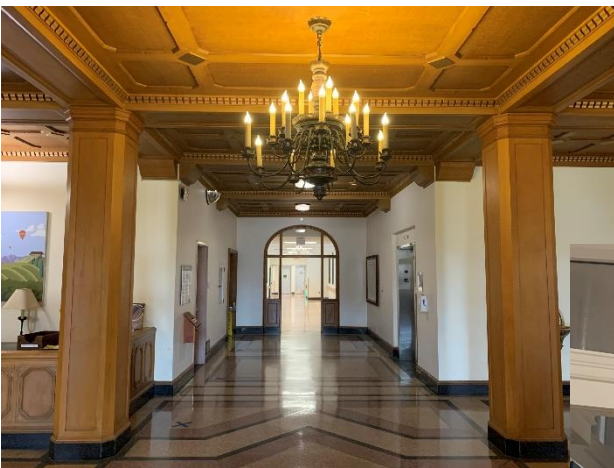
**East end of Holderman Service access**



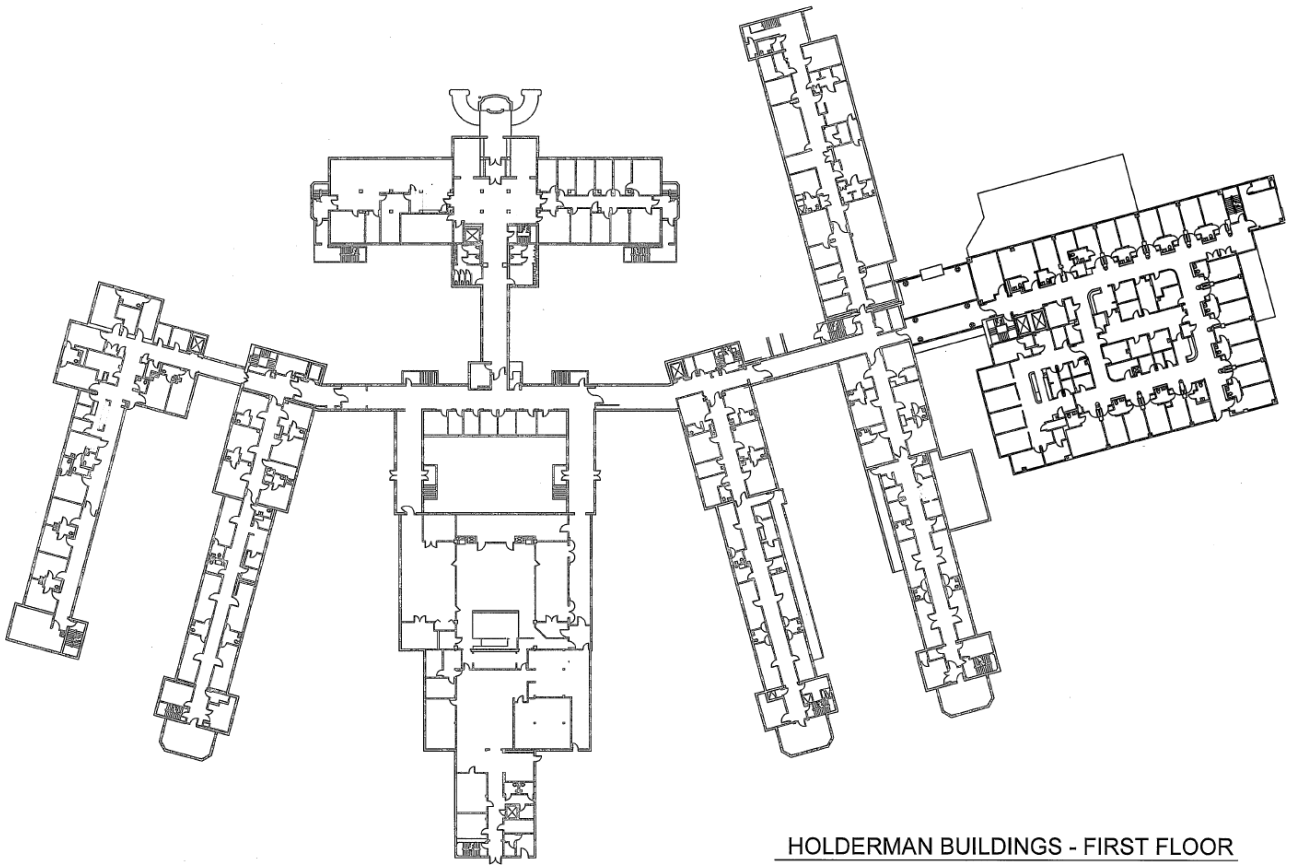
**View of Holderman looking west**



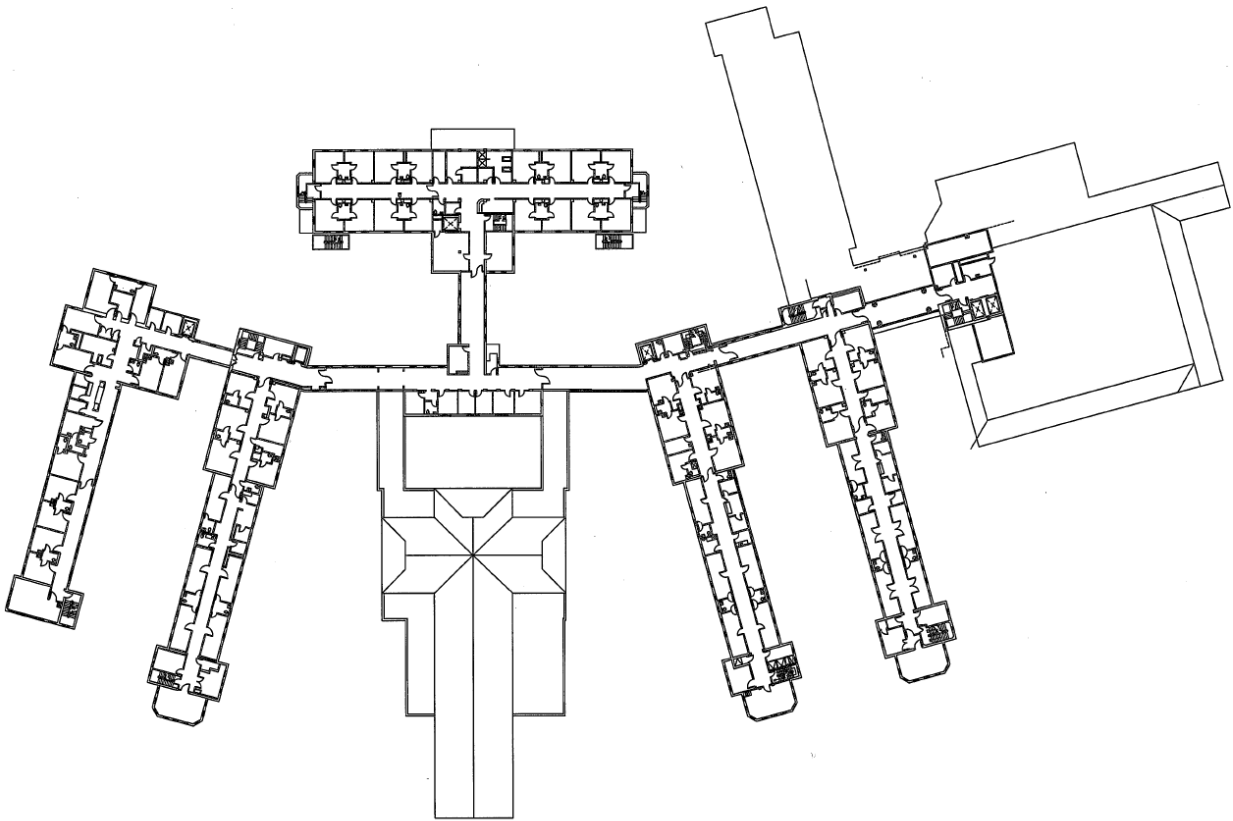
HOLDERMAN BUILDINGS - GROUND FLOOR



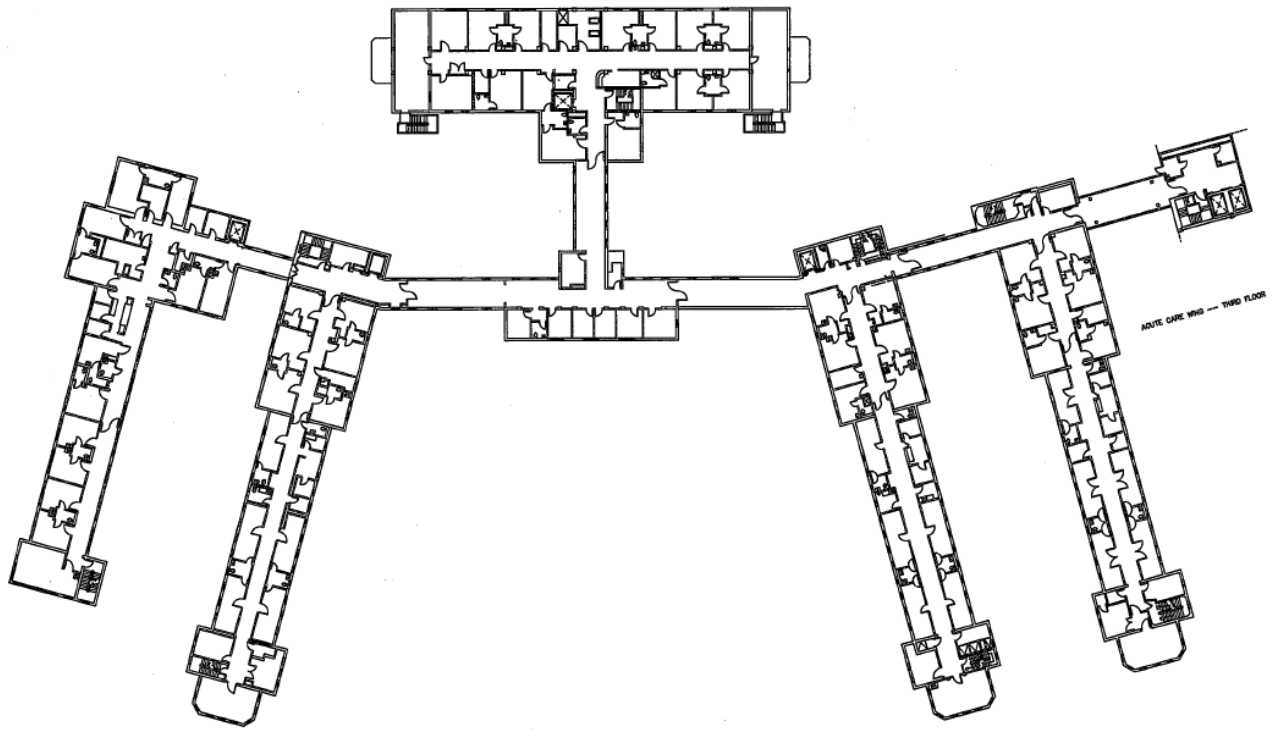




HOLDERMAN BUILDINGS - FIRST FLOOR



HOLDERMAN BUILDINGS - SECOND FLOOR

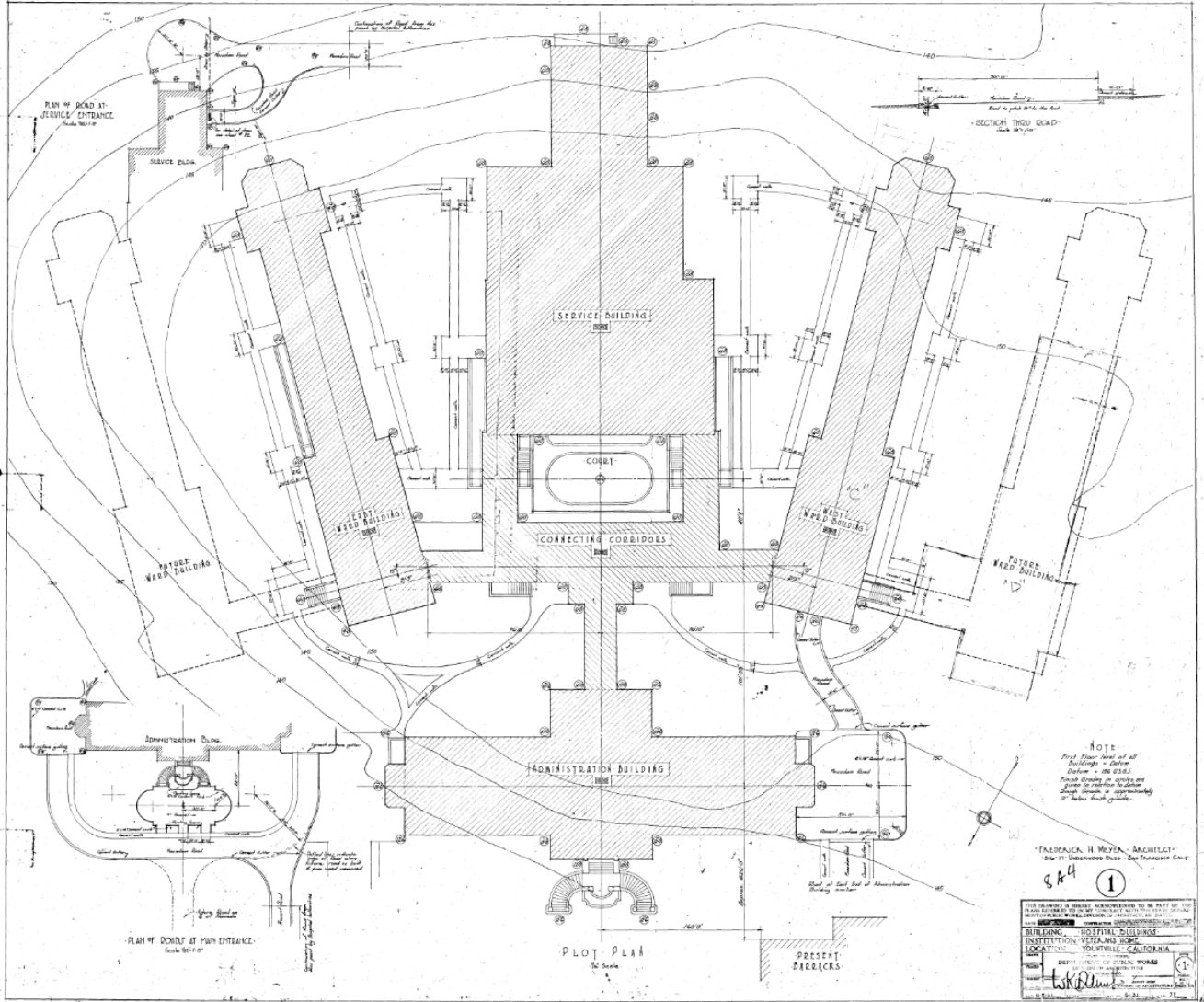


**HOLDERMAN HOSPITAL - THIRD FLOOR**

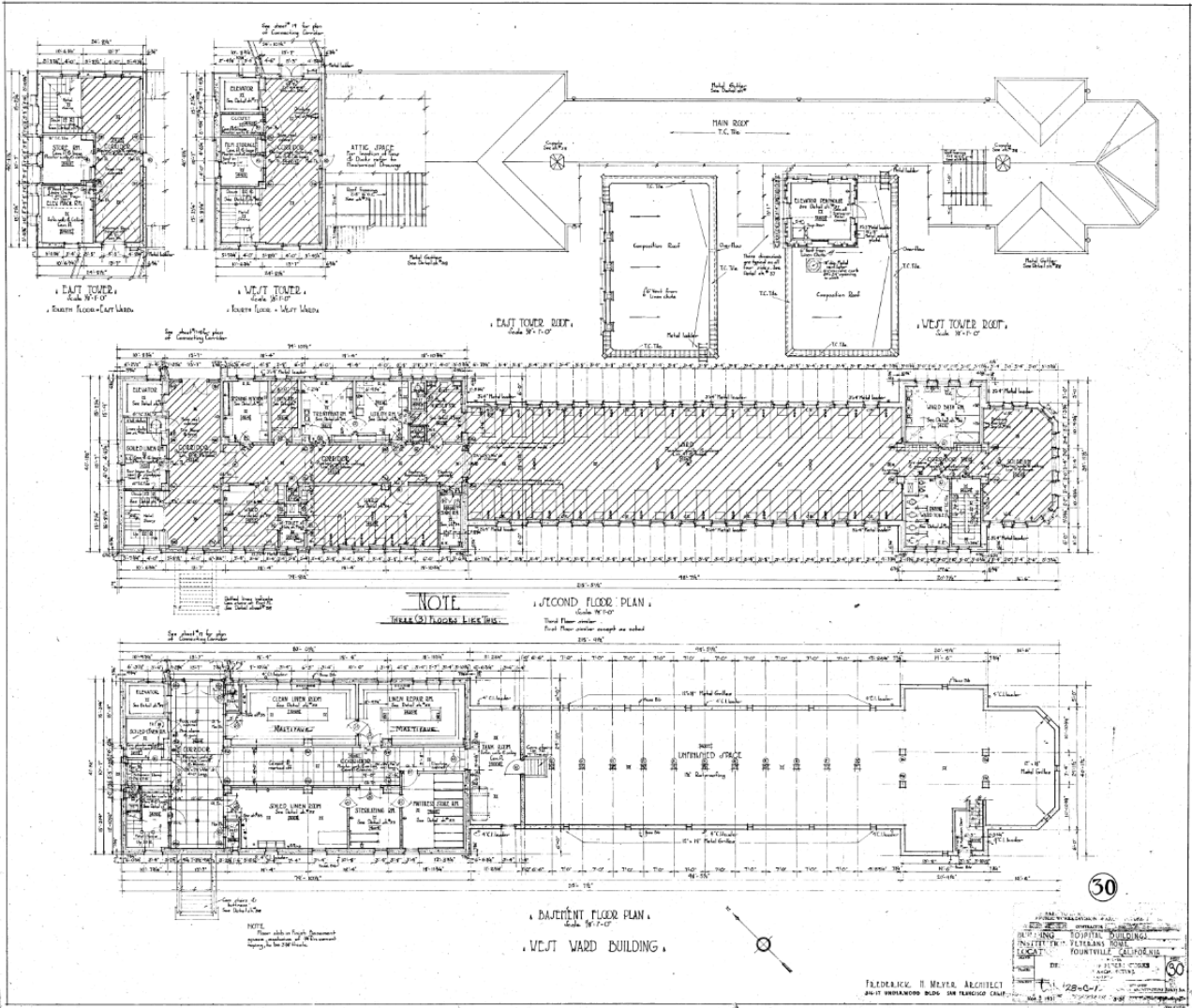


**Master Plan circa 1929**





Holderman Site Plan - November 1931



West Ward Floor Plan – Basement 1931



# DISCLOSURES

DGS reserves the right to postpone selection for its own convenience, or to withdraw this RFI at any time and to reject any and all submittals without indicating any reason for such rejection, or to contract with any, or none of the responding development teams. As a function of the contract process, the DGS reserves the right to remedy technical errors in response to the RFI.

Submittals and other materials submitted will not be returned. All submittals will become public records upon the eventual sale. If a submittal includes proprietary information exempt from public disclosure, it should be clearly designated as such so that a claim of exemption may be made in response to a public disclosure request. No assurance can be given, however, that any information so designated would not ultimately be deemed subject to public disclosure. The DGS reserves the sole right and privilege to judge the responses to this RFI of the responding development teams based on the evaluation criteria, and to accept a submittal or to reject any or all submittals. The DGS also reserves the right to cancel in whole or in part, this RFI and to waive immaterial defects and minor irregularities in submittals. This RFI is not a contract or a commitment of any kind on the part of the DGS and does not commit the DGS to award.

# QUESTIONS

California Department of General Services –  
Asset Enhancement Attn: Jon Heim  
707 Third Street, Fifth Floor, West  
Sacramento, CA 95605  
(279) 799-3705  
[jonathan.heim@dgs.ca.gov](mailto:jonathan.heim@dgs.ca.gov)



**VETERANS HOME OF CALIFORNIA**  
ESTABLISHED IN 1931 BY NEWLY WAR VETERANS AND MEMBERS OF THE GRAND ARMY OF THE REPUBLIC WHO RECOGNIZED THE NEED FOR A HOME FOR CALIFORNIA'S AGED AND DISABLED VETERANS. IN JANUARY 1887 THE VETERANS HOME ASSOCIATION DEEDED THE FINE AND 170 ACRE ACRES OF LAND TO THE STATE OF CALIFORNIA WHICH HAS MAINTAINED IT SINCE THAT DATE. SURVEYED, REGISTERED HISTORICAL LANDMARK NO. 626 PLACED BY THE STATE DEPARTMENT OF PARKS AND RECREATION IN COOPERATION WITH THE STATE DEPARTMENT OF VETERANS AFFAIRS, APRIL 6, 1999.

