

REQUEST FOR PROPOSAL

**LONG-TERM LEASE FOR RESTAURANT OR
OTHER USE AS PROPOSED**

**SIMON'S HISTORIC BUILDING
DOWNTOWN RIVERSIDE**



**PREPARED BY:
JOSE RUIZ
REAL ESTATE DIVISION
ECONOMIC DEVELOPMENT AGENCY
3403 TENTH STREET, SUITE 400
RIVERSIDE, CALIFORNIA 92501**

DATE: May 11, 2017

REQUEST FOR PROPOSAL

EDA REAL ESTATE DIVISION – ECONOMIC DEVELOPMENT AGENCY

INTRODUCTION

The Real Estate Division of the Economic Development Agency (EDA) of the County of Riverside (County) is accepting Proposals for a long-term lease from a well-qualified Respondent to develop a restaurant or other reasonable business use that can be constructed and operated within an existing and historic structure located at 3610 11th Street, in Downtown Riverside (Property). The County is seeking a Respondent with the ability and experience to pursue an adaptive reuse of a historic structure and for the purpose of establishing and operating a viable business from this centrally located and historic facility. The County will negotiate a long-term lease with a selected Respondent.

Simons Historic Building

The structure on the subject Property was designed by the esteemed Riverside Architect - G. Stanley Wilson. The two-story and approximate 18,000 square foot structure was constructed in 1925 and embraces Riverside's early heritage with its Mission style design. It was built of reinforced concrete walls with redwood beams, topped by an escalona tile roof. The Property fronts Orange Street and 11th Street and is across from the Riverside Historic Courthouse.

The floor plan is composed of three sections, arranged in a U-shape around the front courtyard and facing north and east. The eastern wing has a nice open-space design and once functioned as a large chapel. The central area of the structure includes a long walkway with a reception room, office and a gated courtyard. The second floor includes additional office space, and a storage area. The structure on the subject property is currently listed on the National Register of Historic Places and once housed the Simon's Mortuary.



PROPOSAL SUBMITTALS

Submittals to the EDA must address the following:

1. Experience both in business, operations and in the oversight of a construction project. Describe any experience in adaptive reuse of structures and including historic structures.
2. Respondents shall provide proof of ability to finance a project and should include a current financial statement.
3. Respondents shall provide a viable business plan that may include: an executive summary, proposed use, description of products and services, sales and marketing strategy, management team, development plan and financial and investment summary.
4. Economic proposal to include proposed investment and proposed lease rate and term.

REVIEW OF SUBMITTALS BY COUNTY

EDA will review the submittals and determine the most qualified Respondent based on the following:

1. Proposed Use.
2. Direct applicable experience in developing, constructing, operating and managing similar projects and businesses.
3. Qualifications of the respondent including financial capability and business plan.
4. Economic proposal including lease term and proposed facility improvements and overall investments.

After review by the EDA each respondent will be notified.

PROCEDURE AFTER NOTIFICATION

Upon selection of the preferred Respondent, EDA will negotiate a long-term Lease Agreement. The agreement will provide for the Lessee to pay a monthly rental to EDA for use of the Property. EDA will consider the overall investment required by the Lessee when determining the monthly rental rate. The Agreement will be subject to consideration by the Board of Supervisors of Riverside County.

DESIRED TERMS OF THE AGREEMENT

The purpose of this RFP is to secure a long term Lease between EDA and a well-qualified Operator/Lessee with experience in constructing and operating a restaurant or proposed business establishment. Some of the key lease terms and conditions of the agreement are as follows:

- Lessee understands that the property is being leased in “as-is” condition.
- Lessee shall at their own costs and expense provide; all necessary due diligence, capital improvements and permits required to pursue the selected use and purpose.
- Lessee shall provide conceptual plans and drawings of the improvements for consideration and approval by the County.
- Lessee to pay rent, utilities and provide all maintenance to the interior and exterior of the facility during the term of the Lease (triple net lease).
- Lessee to provide any required insurance coverage as required by the County to be set forth in the negotiated Lease Agreement.
- Lessee to comply with any and all applicable laws, including federal, state, or local codes or ordinances.

PRE-SUBMISSION SITE TOUR

A voluntary Pre-Submission Site Tour will take place on **Friday, June 2, 2017, at 10:00 a.m.** at the Simons Historic Building at 3610 11th Street, in Downtown Riverside. The tour will include a question and answer session for interested parties.

PROPOSAL SUBMISSION – CONTACT INFORMATION

Proposal submittals shall be delivered to the Real Estate Division on or before:

Monday, July 10, 2017 at 5:00p.m.

Any submittals after this time and date will not be considered.

CONTACT INFORMATION:

Submittals shall be delivered to the following address:

Jose Ruiz, Real Estate Division/EDA
County of Riverside
3403 Tenth Street, Suite 400
Riverside, CA 92501
(951) 955-5746
JRuiz@rivco.org

EXHIBITS TO THIS REQUEST FOR PROPOSAL:

Exhibit A - Simons Historic Building Site Map

Exhibit B - Simons Historic Building Floor Plans

County reserves the right to cancel this Request for Proposal at any time during the selection process.