

**REQUEST FOR PROPOSALS TO REFURBISH AND RENT THE PLAYERS BARN
AND INSTRUCTIONS FOR PROPOSALS**

To: Qualified and Interested Parties

From: The Village of Peninsula, Ohio

Re: Request for Proposals to Refurbish and Rent the Players Barn

Date: September 23, 2020

PLAYERS BARN

The Village of Peninsula (the "Village") owns the Players Barn ("Barn") located at 1039 W. Streetsboro Road (St. Rt. 303) in the Village. The structure was originally built in 1910 is currently in disrepair and is unused. The Village estimates that at least \$300,000 worth of repairs to the building are necessary in order to make it usable and accessible to the public. The Barn is situated on a .49 acre parcel of land. A .3 acre parking area for the facility is located on an adjacent 1.97 acre lot owned by the Village. The Barn has approximately 2,953 square feet of floor area on the first floor and a 2,953 square foot second floor. The third floor of the building is estimated to be 1,400 square feet.

PROPOSALS

The Village is seeking Proposals from parties that are interested in renting the premises from the Village, refurbishing the building while maintaining the structure's historical integrity, and putting the property to good and productive use. The Village expects that the lease agreement eventually entered into by the Village with the person submitting the most attractive proposal would include, but not be limited to, provisions requiring the following: (1) the lessee being responsible for making monthly rental payments to the Village as well as paying for all maintenance and repair costs, utility costs, real estate taxes, and insurance costs for the property; (2) the Village having the right to review and reasonably approve all proposed repairs and renovations; (3) the lessee paying for and supervising all repairs and renovations; (4) periodic inspections of all repairs and renovations; (5) lessee posting a construction bond guaranteeing that all agreed upon repairs and renovations are completed; and (6) if the selected proposal is being made by a company, the lease agreement being personally guaranteed by the owner(s) of the company.

At a minimum, proposals should include: (1) background information regarding the person or entity making the proposal (if the proposer is a company, also include information about the owners of the company); (2) a brief summary of your understanding of the project; (3) the proposed use or uses for the facility; (4) a description of your planned exterior and interior repairs and renovations and how the historical integrity of the building would be preserved; (5) your proposed overall budget for the project and the estimated cost of your proposed repairs and renovations to the premises; (6) your expected financing source for the repairs and renovations and overall project; (7) an estimated length of time for the repairs and renovations to be completed;

(8) your relevant experience with this type of renovation project and your proposed use; (9) the proposed amount of monthly rent to be paid to the Village and lease term; (10) whether you would be interested in purchasing the property in the future, and if so, upon what terms; and (11) any other information you feel is relevant for the Village to understand and evaluate your Proposal.

Proposals shall consist of no more than ten double sided pages or twenty single sided pages between covers. Any Proposal exceeding the page limit will not be considered. Applicants should not feel compelled to approach the maximum page limit if they feel they can adequately present their Proposal in a more concise manner. Proposals that are non-responsive to the above directives may be disqualified. Proposals shall be signed by the individual submitting the Proposal if it is being submitted on behalf of an individual. If the Proposal is being submitted on behalf of a company, the Proposal shall be signed by an officer authorized to submit the Proposal on behalf of the entity.

During the Proposal evaluation period, the Village reserves the right to request additional written information to assist with evaluating the Proposal. The Village also reserves the right to reject any non-conforming Proposals for any reason that is sufficient in the discretion of the Village or waive any irregularities in any of the Proposals received. All persons and firms submitting Proposals will receive a response from the Village as to which Proposal or Proposals are selected for further consideration. The Village will negotiate the exact terms of a lease agreement or any additional relevant agreements for the project after the Village elects to move forward in the process with a person or entity submitting a particular proposal. No binding agreement with the Village shall be reached until that/those agreement(s) is/are executed by the Village and the lessee.

CRITERIA FOR EVALUATING PROPOSALS

Proposals will be evaluated based upon the attractiveness of the proposed use to the Village, the financial benefit to the Village provided by the project identified in the proposal, and the Village's confidence in the proposer's ability to bring the project to fruition and sustain the project in the future.

SITE VIEWS

Anyone requesting a site visit should contact the Village's Administrative Clerk, Nancy Holdsworth, at 330-657-2151 to schedule an appointment.

SUBMISSION OF PROPOSALS

Sealed written proposals may be submitted in person between the hours of 8:30 a.m. and noon from Monday through Thursday or by mail to the Village of Peninsula, c/o Administrative Clerk Nancy Holdsworth, at 1582 Main Street, Peninsula, Ohio 44264. Proposals must be received by noon on Thursday, October 29, 2020. Late submissions will not be accepted. All Proposals will be opened after the expiration of the submission deadline. Any questions regarding this Request should be addressed to Brad Bryan, Village of Peninsula Solicitor, at 440.686.9000 or bbryan@gsb-llp.com.

The Village of Peninsula appreciates your interest in this matter.