

**REQUEST FOR PROPOSALS
CITY OF TAMPA
Downtown Tampa
Community Redevelopment Area**

ALL INTERESTED PARTIES:

The City of Tampa and the Community Redevelopment Agency of the City of Tampa, (collectively the "City") hereby give notice pursuant to Part III, Chapter 163, Florida Statutes, of their request for submission of proposals from qualified and experienced applicants for the lease and redevelopment of all or a portion of the approximately 10,000 sf of retail space located at 221-225 S Franklin St. in the Tampa Convention Center.. The space is more particularly described in Exhibit "A", attached hereto.

The City's intent in the lease of the space is to provide additional dining / retail options to the approximately 6000,000 annual visitors to the convention center as well as users of The Riverwalk, local residents and hotel guests. The space is being leased as-is on a triple net basis with no tenant improvement allowance. The City of Tampa will consider offering rent abatement to offset the investment in the space. Responsive proposals will demonstrate, (1) successful experience in the restaurant / retail industry, (2) a use for the space that is complementary to the activities in the convention center and (3) satisfactory financial references. Proposals shall address planning, design, financing, construction and project implementation.

Interested parties are invited to submit proposals in response to the request consistent with applicable plans, laws, ordinances and regulations governing the Area. Respondents should refer specifically to this site and address all aspects of their proposed development.

Proposals must include sufficient information and evidence of legal and financial ability of the applicant to carry out the terms thereof. All applicants must fully respond and address all items of the project proposal submittal package. Proposals are due no later than 4:00 P.M. on June 9, 2017, to the City of Tampa Purchasing Department, 306 E. Jackson Street, 2E, Tampa, Florida 33602.

Mark the outside of the sealed envelope:

CONVENTION CENTER RETAIL SPACE
DOWNTOWN TAMPA
COMMUNITY REDEVELOPMENT AREA

In selecting a proposal, the City is not bound to make the award on the sole basis of the highest monetary offer. The City reserves the right to accept or reject any and all proposals, either in whole or in part, with or without cause, waive any informality of any proposals, cancel this request for proposals, and to make awards in the best interest of the City, subject to Community Redevelopment Agency approval.

City of Tampa Proposal Form

Contact Agency: Downtown Tampa
Community Redevelopment Area
306 East Jackson Street, 2N
Tampa, Florida 33602

Attention: Bob McDonough
Telephone: (813) 274-8245

Note: The retail space presented under this RFP is currently unoccupied. If you would like to tour the facility prior to submitting an application, please contact Bob McDonough at 813-274-8245 or at Bob.McDonough@tampagov.net

Instructions: Please complete all sections of this Proposal Form. **Deliver completed application (1 original, 3 copies, and 1 CD file) in a sealed envelope to Tampa Purchasing Department, 306 East Jackson Street, 2E, Tampa, Florida 33602, no later than 4:00 P.M., June 9, 2017.**

Address the outside of the envelope as:

Convention Center Retail Space
Downtown Tampa
Community Redevelopment Area

This is a Proposal Form used to establish legal and financial ability to proceed, to disclose the intended use of the real estate, and to establish the overall parameters of the project. In the event you need more space to answer, please submit additional pages. When information is attached to address a particular item, please indicate herein.

This Proposal Form includes the following attachment:

1. Retail Space floorplan (Exhibit "A")
2. Tampa Convention Center Aerial (Exhibit "B")

PROJECT PROPOSAL

1. Applicant:

Identify all parties germane to the proposal

<i>Name</i>	<i>Address</i>	<i>Phone</i>	<i>Fax</i>	<i>Email</i>
1.				

2.

List all parties authorized to represent the applicant(s), such as company officers, attorneys, real estate agents, etc.

<i>Individual</i>	<i>Agency</i>	<i>Address</i>	<i>Phone</i>	<i>Fax</i>	<i>Email</i>
1.					

2.

3.

4.

2. Prior Experience (Restaurant / Retail)

Describe the Applicant's experience in the restaurant or retail with *The Secretary of Interior's Standards for Rehabilitation of Historic Buildings*.

3. Development Intent

Describe in detail the proposed restaurant / retail concept and how the use will integrate with the redevelopment of the Downtown Tampa and the surrounding neighborhood. Attach any drawings or plans you have to explain the proposed use.

4. Development Cost and Financing

Provide a line-item budget detailing the anticipated project cost and identify all known and anticipated funding sources and amounts per source for this project. Known sources should be identified as such.

5. Lease Terms

Describe the Applicant's offer to the City (lease) and proposed terms. Also, include a timetable for the transaction(s) and any special conditions.

6. Financial Profile

Provide a summary of the Applicant's most recent personal and/or corporate financial statement, and provide evidence demonstrating that the Applicant either has, or can secure within a reasonable amount of time, the necessary financial resources to complete the proposed project in a timely fashion.

7. Development Schedule

Provide a proposed project timetable from property closing/leasehold to completion.

8. Additional Needs

Identify any requests or needs from the City and provide additional information that the Applicant believes is pertinent to this project, e.g. public utilities, parking, etc.

EXHIBIT 'A'

FLOOR PLAN - RETAIL SPACE

Tampa Convention Center

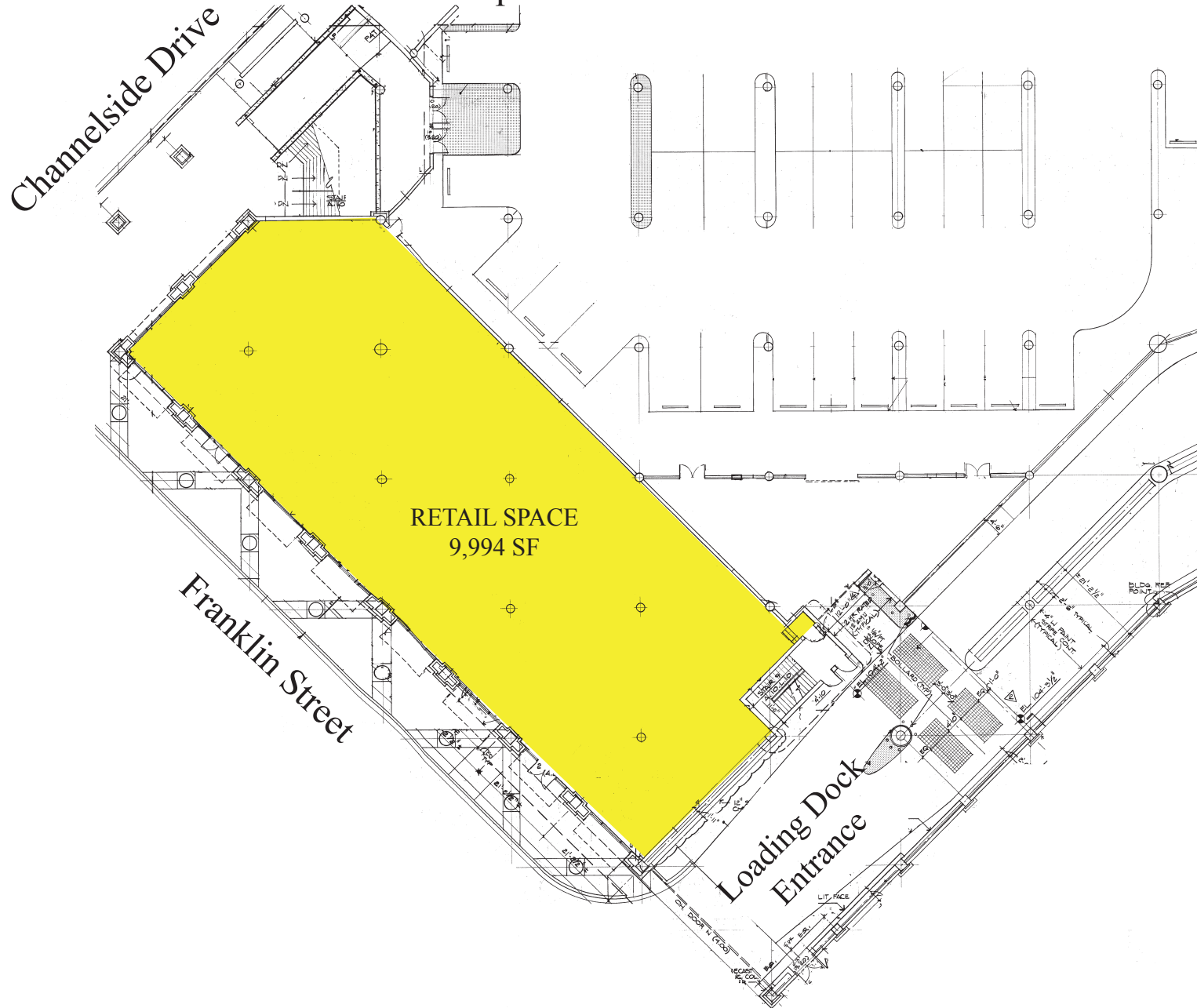


EXHIBIT 'B'

AERIAL PHOTO

Tampa Convention Center

