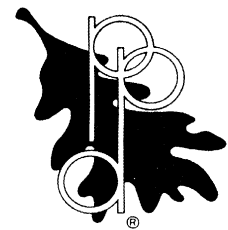


PEORIA PARK DISTRICT

LEASE OF RECREATION CENTER BUILDING

FRANCISCAN PARK

908 STERLING AVENUE
WEST PEORIA, ILLINOIS



PEORIA PARK DISTRICT
PEORIA, ILLINOIS

REQUEST FOR PROPOSALS

PROJECT #21-057

DATE: May 3, 2021

PACKAGE # _____

REQUEST FOR PROPOSALS FOR:

**LEASE OF RECREATION CENTER BUILDING
FRANCISCAN PARK**
908 STERLING AVENUE
PEORIA, ILLINOIS

ARCHITECT: N/A

OWNER: PLEASURE DRIVEWAY AND PARK DISTRICT OF
PEORIA, PEORIA, ILLINOIS

TRUSTEES: ROBERT L. JOHNSON, SR., PRESIDENT
TIMOTHY BERTSCHY
LAURIE COVINGTON
JOSEPH CASSIDY
JACQUELINE J. PETTY
JOYCE HARANT

OWNER'S PROJECT MANAGER: BECKY FREDRICKSON
PLANNING, DESIGN AND CONSTRUCTION
1314 N. PARK ROAD
PEORIA, ILLINOIS 61604
TELEPHONE: (309) 686-3386

ADMINISTRATIVE STAFF: EMILY CAHILL, EXECUTIVE DIRECTOR
BRENT WHEELER, DEPUTY DIRECTOR
MATT FREEMAN, SUPERINTENDENT OF PARKS
KARRIE ROSS, SUPERINTENDENT OF FINANCE AND
ADMINISTRATIVE SERVICES
BECKY FREDRICKSON, SUPERINTENDENT OF PLANNING,
DESIGN AND CONSTRUCTION
SHALESSE PIE, SUPERINTENDENT OF HUMAN
RESOURCES
SCOTT LOFTUS, SUPERINTENDENT OF RECREATION

Address all communications regarding this work to the Owner's Project Manager listed above.

REQUEST FOR PROPOSALS - ADVERTISEMENT

Sealed Proposals will be received by the Peoria Park District, Peoria, Illinois, hereinafter known as the Owner, for the following project:

Lease of Recreation Center Building
in Franciscan Park
908 Sterling Avenue
West Peoria, IL

Sealed Proposals will be received until 1:00pm, Friday, June 4, 2021, prevailing time, by the Owner, at the Park District Administrative Office, 1125 W. Lake Ave., Peoria, Illinois 61614. (The Board Room clock shall be the official time keeping device in respect to the proposal submission deadline.)

An electronic file including Proposal Documents is available at www.peoriaparks-planning.org at no charge. Plans, Specifications and Interpretations for this project may be examined and/or obtained at the Design and Construction Department, Bradley Park Equipment Service Center, 1314 N. Park Road, Peoria, IL 61604. Telephone (309) 686-3386.

The Peoria Park District reserves the right to reject any or all proposals or to waive any informalities.

PLEASURE DRIVEWAY AND PARK DISTRICT
OF PEORIA, ILLINOIS

BY: ROBERT L. JOHNSON, SR., President

PEORIA PARK DISTRICT
REQUEST FOR PROPOSALS
FOR LEASE OF RECREATION CENTER BUILDING
IN FRANCISCAN PARK
908 STERLING AVE.
WEST PEORIA, IL

Goal of RFP:

The Peoria Park District (Park District) is seeking proposals from developers, business organizations, agencies or individuals who are interested in leading the effort to re-imagine, manage, maintain, and operate the Park District's recreation center building in Franciscan Park. This Request for Proposals (RFP) is intended to solicit responses from only those developers, businesses organizations, agencies, or individuals that are interested and able to finance improvements, manage, maintain, and operate the recreation center building. This may be accomplished through a variety of methods, including public/private partnership, a lease arrangement, or other appropriate legal mechanism.

The Park District's overall goal is to develop the site in a way that is consistent with the Park District's mission and its relationship to Franciscan Park, is good for our community, potentially puts the property back on the tax rolls, and provides an on-going revenue source for the Park District. All viable ideas that meet the District's goals for the site will be considered.

The District invites proposals that utilize all or part of the facility, but preference will be given to those proposals that utilize the full building.

Due to restrictions on the use of public property, religious and political uses will not be entertained.

Site Information:

PIN: 18-06-451-028

Address:
908 Sterling Ave.
West Peoria, IL 61604

Zoning: R1

General:

The recreation center building was constructed in 1967 and was acquired by the Peoria Park District in 1993 along with the 11.77 acres that became the park.

Approximate square footage of the building is 14,388 sf. Floor plans are attached.



Process, Selection Criteria, and Timeline:

Sealed Proposals will be received until 1:00pm, Friday, June 4, 2021, prevailing time, by the Owner, at the Park District Administrative Office, 1125 W. Lake Ave., Peoria, Illinois 61614. (The Board Room clock shall be the official time keeping device in respect to the proposal submission deadline.)

The Park District's Project Review Team will conduct interviews of those qualified Proposers submitting the most promising projects. After the interviews, the preferred Proposer will be selected and the Project Review Team will enter into negotiations with that Proposer. The Park District reserves the right to reject all proposals and to waive any deviation from the guidance provided. All costs incurred by the Proposers associated with this process are the sole responsibility of the Proposer.

Selection Criteria:

In determining the successful Proposer, the Park District will consider the ability, capacity or skill of the Proposer to perform the terms of the proposed Lease and provide the service required; the character, integrity, reputation, judgment, experience, efficiency, and financial capacity of the Proposer and its employees/agents; the quality of performance of previous contracts and services; and the level of benefit to the Park District and general public of the proposed use of the recreation center building. The Park District will consider connectivity of the proposed use to the preferences shared as part of the community survey conducted related to future use of the recreation center building. A copy of survey results are available for review at <https://www.surveymonkey.com/stories/SM-YY8D5522/>

The Park District shall make whatever investigation it deems necessary in the evaluation of the proposals. Proposer shall respond to all Park District requests for clarification of proposal information or additional information within five (5) calendar days of notification.

Questions or Inquiries:

Questions and requests for site visits should be directed to Becky Fredrickson.

Phone: (309) 686-3386

Email: rfredrickson@peoriaparks.org

Proposal/Submittal Requirements:

Proposal Requirements:

- Give brief description of the proposed business that would utilize the recreation center building in Franciscan Park
- Description of any renovations that would be made to the building
- Business Plan
- Describe your customer service philosophy and means of drawing in patrons
- Share your history with prioritizing social and racial equity as part of your business practices
- Provide staffing plan
- Development timeline including major milestones
- Explanation of ownership entity (single owner, partnership, LLC)
- Relevant experience
- Financial capacity

The Park District is prepared to award a Lease for a term of up to 10 years. The minimum term for any Lease issued pursuant to this RFP is 5 years. The Lease does not convey ownership of the recreation

center building or the real estate on which the facility is located. Applicants should indicate their preferred Lease term length. The Park District will negotiate the length of Lease terms individually with the successful RFP applicant. Neither land nor buildings will be sold and other than the proposed Lease, no other real property interest will be conveyed, nor will any additional lands or facility-related transaction be considered.

Condition of the Premises:

1. Building will be delivered “As Is with all faults.” If a lease arrangement is used, all renovation, rehabilitation, repairs, maintenance, and alterations undertaken by the Successful Proposer must be approved by and coordinated with the Park District.

Compliance with All Laws, Policies, Regulations, and Ordinances:

Successful Proposer shall complete/and or provide all required Park District paperwork. This shall include, but is not limited to the following:

- Insurance certificates and endorsements
- EEO certification
- Sexual Harassment Policy
- W-9

Successful Proposer shall comply with all applicable present and future federal, state, and local laws, statutes, ordinances, rules, and regulations.

