



Request for Proposals (RFP)
Commercial Space Leasing
City Lights, Winooski VT

RFP

463 square foot commercial/retail space available in downtown Winooski. Over 20,000+/- cars per day pass by this space and this location is surrounded by numerous residential, commercial and college buildings. By responding to this RFP you will be considered for this space and receiving this one time offering of the first year rent – free.

Request for Proposals – Commercial Space at City Lights

This Request for Proposals (RFP) is issued on September 19, 2016, and is being offered by Dagesse Company located at 55 Leroy Road Suite 15 in Williston, VT 05495. The deadline for responding to this RFP is by 5:00 PM December 1, 2016. Responses may be submitted electronically to: ndagesse@eivtech.com.

Location

The 463 SF commercial space available for lease is located in this exciting, new building (currently under construction) at 106 East Allen Street in Downtown Winooski, VT, known as City Lights and shown below:



Project Summary

Type of Lease

Dagesse Company is the property manager of the City Lights building located at 106 East Allen Street, Winooski, VT. Dagesse Company is seeking proposals from qualified commercial vendors interested in presenting a viable commercial business concept for this mixed-use building located within the designated downtown of Winooski. The first year lease is free and is estimated to be on or near August 1, 2017. As part of the selection process, the selected respondent will have the option to negotiate lease pricing for the time period after the free rent period. Expected best fit uses for this space include but are not limited to: Deli, Coffee Shop, Juice Bar, Sandwich Shop, Wine Tasting, Tap Room, Bagel Shop, etc.

Site Information

City Lights Building: 42,000 SF (including two floors of secured parking), 27 residential units (modern, upscale), gym and roof top terrace.

Controlled By: Dagesse Company

Address: 106 East Allen Street, Winooski, VT

More information listed on: www.citylightswinooski.com

The City Lights Building is located at the intersection of East Allen Street and Abenaki Way in Winooski, VT. The building is within close proximity to CCV and contains a CCTA bus stop at the City Lights Building. There are two on street parking spots adjacent to the commercial space and up to 3 spaces of secured parking within the onsite parking garage for commercial space employees. The lease space size is 463 SF, includes one bathroom, is located on the first floor and has expansive windows.

Zoning

The site is zoned (CBD) Central Business District and (DC) Downtown Core. Check with the City of Winooski for further zoning information.

Contact for this RFP

Nathan Dagesse
City Lights Developer / Owner
55 Leroy Road, Suite 15
Williston, VT 05495
ndagesse@eivtech.com

Purpose

Dagesse Company is seeking proposals from qualified commercial vendors interested in presenting a viable commercial business concept for this mixed-use building located within the designated downtown of Winooski. The lease space is within the City Lights urban infill redevelopment project located at 106 East Allen Street, Winooski, VT.

Background

The building is currently under construction and will contain 27 modern residential apartments, up to 3 spaces of secured parking for commercial space employees and 2 on street parking spots for customers of the commercial space along Abenaki Way. The City Lights building is one of several recently constructed residential and mixed use buildings within Winooski, driving demand for business within the first floor of mixed use buildings in downtown Winooski. The new building is also located across the street from the CCV college campus. City Lights plans to begin leases for residential apartments August 2017.

Required elements

Interested business owners must provide a 5-year overview of their proposed business plan and demonstrate financing ability for such business. Documentation of the developer's financial strength, such as bank letters, financial support from funding agencies, etc., is beneficial. Past experience with a similar size and scope of business is preferred.

Interested business owners must provide a listing of anticipated structural needs, such as ventilation, so that these elements may be reviewed, understood and incorporated within the building construction as early as possible. The lease space cannot accommodate any major hood or venting needs.

Interested business owners should provide a description of how their business will best serve the interests of the Winooski community and the residents in the City Lights building.

Interested business owners should provide a description and visual examples of the branding / marketing colors for the business. Any visuals and text describing the look and feel of the desired business fitup within the commercial space is helpful. The lease space will have a concrete floor and drywalled walls. The majority of the interior fit up will be the responsibility of the selected tenant.

Interested business owners should provide any requirements that they may have for entering into a lease with a commercial lessor.

Guiding Principles

Dagesse Company is interested in receiving proposals from business owners having the financial resources and vision to create a unique addition to the heart of the downtown business district. Dagesse Company is interested in a business that generates or contributes to the overall economic, cultural and social well-being of the Winooski community.

Dagesse Company will entertain all proposals, but envisions the following uses: Deli, Coffee Shop, Juice Bar, Sandwich Shop, Wine Tasting, Tap Room, Bagel Shop, etc.

Proposals should include what the business' interest is in for renewal of this lease, both desired estimated monthly rental fee and duration (i.e. 5, 7, 10 year).

Proposals should describe in general terms the anticipated schedule for space fitup and opening of the business, assuming that the space is available for fitup to begin in June 2017.

Process / Procedure

Interested business owners are asked to follow a specific process in preparing and submitting proposals for consideration:

Information Gathering: In addition to reviewing the building layout, the applicants should familiarize themselves with applicable provisions of the City of Winooski's Plan, Zoning Ordinances and design guidelines.

Submission of a Proposal: Proposals are due by December 1, 2016 at 5 PM via electronic submission to ndagesse@eivtech.com

Evaluation of Proposals: Dagesse Company will review business proposals received and may select one business whose professional and financial qualifications and proposal are deemed meritorious. Dagesse Company will then explore the business proposal through further discussions with the selected business owner. Upon request, any business owner selected at this stage shall provide any additional information requested by Dagesse Company to assure good faith performance.

Final Selection: In the event Dagesse Company identifies a proposal that it deems to be in the best interest for the City Lights building, Dagesse Company will enter into negotiations of a one-year lease contract (for \$0 per month). The tenant will be responsible for utilities, such as: electrical, gas, internet, water and sewer. Dagesse Company reserves the right to reject any or all proposals.

Evaluation Criteria

In addition to the preferences identified previously, the following factors will be of priority for Dagesse Company in reviewing business proposals for the first floor City Lights commercial space:

Whether the proposal is likely to achieve a high quality commercial business that responds to the needs of the City Lights building and the surrounding community.

Whether the proposal has branding and aesthetic characteristics that complement the City Lights building's look and feel.

Qualifications and experience of the business owner(s). Such experience may be demonstrated through references and a description of successfully completed business of similar scope and size.

The business owner's financial ability to provide a reasonable fitup schedule for the proposed business operations.

Content of proposals

In order to be considered for selection, respondents must submit a complete response to this RFP. One (1) electronic copy of the proposal must be submitted to Nathan Dagesse at ndagesse@eivtech.com. Responses shall not extend beyond twenty pages.

All proposals submitted in response to this RFP become the property of Dagesse Company. The cost of preparing, submitting and presenting is the sole expense of the applicant. Dagesse Company reserves the right to reject or modify any and all proposals received as a result of this solicitation, to waive any formality and any technicalities, to negotiate with any and all consultants or to cancel this RFP in part or in its entirety if it is in the best interest of Dagesse Company. This request in no way obligates Dagesse Company to enter a lease with any applicant if they are not found to be suitable responses. Dagesse Company reserves the right to amend the RFP.

Inquiries

All inquiries should be submitted in writing via email by November 15, 2016 at 5 PM. Dagesse Company will distribute responses by November 21, 2016. Please email your questions to:

Nathan Dagesse

City Lights Developer / Owner

55 Leroy Road, Suite 15

Williston, VT 05495

ndagesse@eivtech.com