

Chelan Douglas Regional Port Authority

Columbia St & Orondo Ave Restaurant and Production Space Request For Proposals

The Chelan Douglas Regional Port Authority (CDRPA) is requesting proposals from interested parties relating to a future lease of restaurant and production space located at 1 Orondo Ave in Wenatchee, Washington (Former Badger Mountain Brewing location). This document contains minimum requirements and additional information that should be used while preparing your proposal.

A. PROPOSED LEASE TERMS:

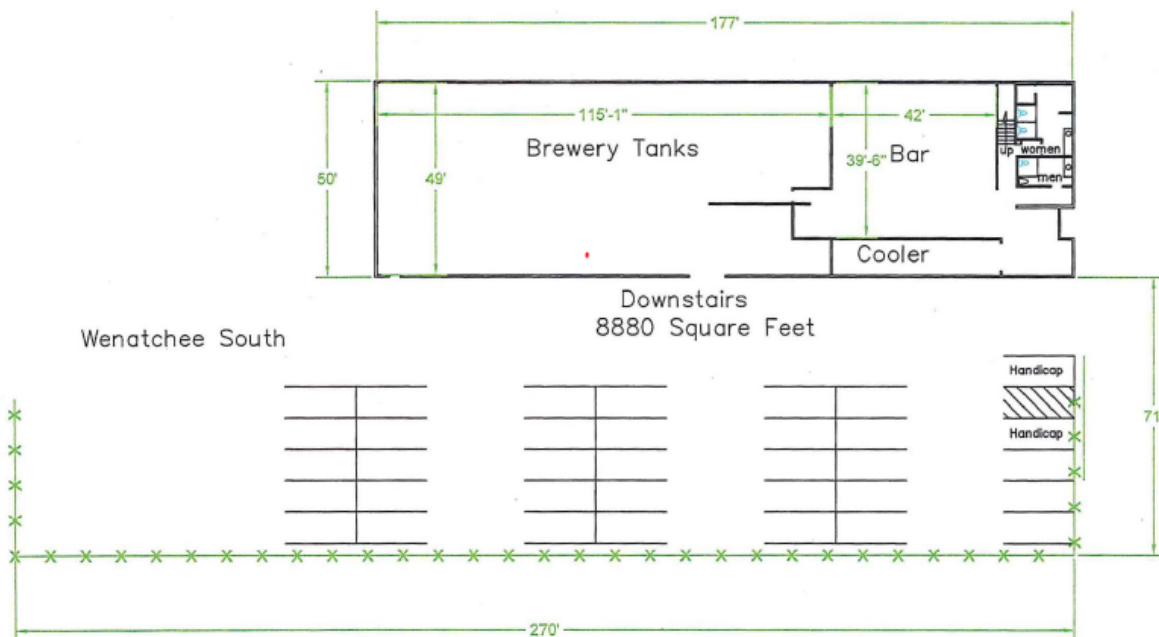
Once the CDRPA selects the new prospective tenant, the parties will negotiate lease term and conditions. Initial terms and conditions are as follows:

Lease Area

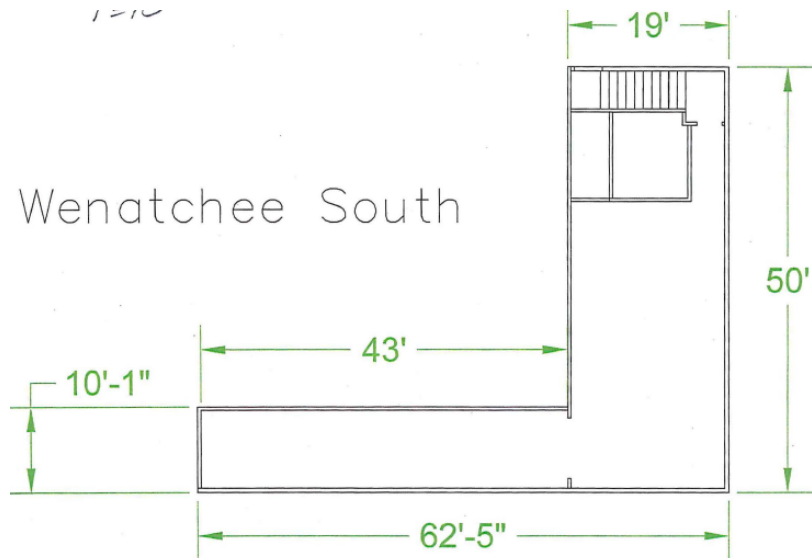
Restaurant and Bar approximately	3,038 sq. ft.
Production Area approximately	5,635 sq. ft.
Upper Level	1,384 sq. ft.
Non-exclusive Parking Area	75'x180'

*While the existing use is restaurant/brewery, the CDRPA is open to alternative uses

Main Level and Parking Diagram



Upper Level Diagram



Term

Initial five (5) years with one (1) option of renewal for an additional five (5) years.

Rate

Restaurant and Bar Area @ \$15.00 per sq. ft. per year \$3,797.50 per month (includes upper level)

Production Area @ \$7.80 per sq. ft. per year \$3,662.75 per month

Subtotal: \$7,460.25 per month
\$ 957.90 Leasehold Tax
Total Monthly Rent: \$8,418.15

Prospective tenant may propose an alternative lease rate or graduated rate schedule to assist with business startup costs.

Utilities

Tenant shall be responsible for reimbursing the Regional Port for certain utility expenses. Attached as Exhibit A is a history of said expenses.

Improvements

Attached as Exhibit B are improvements made by the previous tenant. Said improvements will remain on the premises. Attached as Exhibit C is a listing of trade fixtures owned by Badger Mountain Brewing. The proposed new tenant can negotiate directly with Badger Mountain on the purchase of any of those improvements. Items not purchased will be removed by Badger Mountain.

Zoning

The proposed use must comply with local zoning codes. The lease premises is within the Columbia Street Overlay (CSO) of the Central Business District (CBD) zoning District. To determine the uses within the CSO overlay zone, you need to have both the District Use Chart as well as the actual zoning code for the District which are included below:

Here is the link to the District Use Chart to go with the zoning map:

<https://www.codepublishing.com/WA/Wenatchee/#!/Wenatchee10/Wenatchee1010.html#10.10Here>

Here is the link to the Columbia Street Overlay (CSO) within the zoning code:

<https://www.codepublishing.com/WA/Wenatchee/#!/Wenatchee10/Wenatchee1040.html#10.40.020>

Since the CSO is an overlay to the Central Business District zoning code you also need to read the underlying zoning district for general requirements. There is a link in the CSO to the CBD zoning district.

Here is the URL to the interactive zoning

map: <https://maps.wenatcheewa.gov/portal/apps/webappviewer/index.html?id=f0a6287b6c4f447abc291d6f29267145>

B. TOURS:

Tours of the property can be facilitated after January 2, 2024 by contacting Stacie@cdrpa.org. Please provide 24 hours' notice for facilitation.

C. PROPOSAL REQUIREMENTS:

All proposals must include the following information:

1. Business ownership model including biographies/qualifications of ownership members.
2. Detailed description of proposed use/business model including initial capital investment.
3. Proposed lease rate/schedule.
4. Economic benefit and number of jobs created.
5. Timeline.
6. Relevant experience.
7. Professional references.

Public Disclosure Notice

In order to protect the integrity of the process, Proposers should be aware that proposals and any other documents they submit to the CDRPA will become public records under the Washington Public Records Act (RCW 42.56). If requested, the CDRPA must make them available for public review. Please do not submit any proprietary information.

D. SUBMITTAL:

Provide your proposal electronically to Stacie De Mestre at: **Stacie@CDRPA.org**

Proposals must be received by 3:00 pm on January 16, 2024

Upon release of this RFP, all communications should be directed to Stacie de Mestre as listed above. Any oral communication will be considered unofficial and non-binding. All proposals prepared by the proposer for this RFP shall become the property of the CDRPA.

E. SCHEDULE:

These dates are estimates and are subject to change by the CDRPA.

Issuance of Request for Proposal: December 20, 2024

Property available for tour appointments: after January 2, 2024

Proposals Due: January 16, 2024

Interviews of Selected Proposers: January 18, 2024

CDRPA Board of Directors Selects Tenant: January 23, 2024

F. PROPOSAL SELECTION AND CONTRACTING PROCESS:

Each proposal will be evaluated based on the following criteria.

1. Experience/track record
2. Lease rate/structure
3. Proposed use
4. Jobs/Economic Benefit
5. Schedule
6. References

The Chelan Douglas Regional Port Authority reserves the right to negotiate with the selected Proposer.

The CDRPA reserves the right to begin negotiations with the second ranked proposer if an agreement cannot be reached with the selected proposer.

Exhibit A
Annual Tenant Utility Pass Through Costs

<u>Date</u>	<u>Electricity</u>	<u>Natural Gas</u>	<u>Monthly Total</u>
01/01/2023	\$ 714.88	\$ 485.08	\$ 1,199.96
02/01/2023	\$ 712.40	\$ 582.86	\$ 1,295.26
03/01/2023	\$ 758.57	\$ 893.37	\$ 1,651.94
04/01/2023	\$ 631.17	\$ 578.86	\$ 1,210.03
05/01/2023	\$ 603.99	\$ 609.51	\$ 1,213.50
06/01/2023	\$ 571.52	\$ 372.27	\$ 943.79
07/01/2023	\$ 763.33	\$ 413.59	\$ 1,176.92
08/01/2023	\$ 731.17	\$ 449.58	\$ 1,180.75
09/01/2023	\$ 779.08	\$ 421.57	\$ 1,200.65
10/01/2023	\$ 672.42	\$ 476.24	\$ 1,148.66
11/01/2023	\$ 573.89	\$ 490.91	\$ 1,064.80
12/01/2023	\$ 576.91	\$ 410.06	\$ 986.97
<u>Annual Total</u>	<u>\$ 8,089.33</u>	<u>\$ 6,183.90</u>	<u>\$ 14,273.23</u>

* Tenant directly billed from utility provider for water, sewer, and cable/internet.

Note: Depending on the length of lease, all utilities could be direct billed.

Exhibit B

Existing Alterations and Improvements to Leased Premises to Remain

- Roof top HVAC system to heat and cool restaurant area
- 3 – 200 amp panels with conduit to basement of adjacent building and extensive general wiring of building
- 2 – trough floor drains in brewing area
- Brewery drainpipes attached to all in adjacent basement to main sewer outlet
- Partition wall with windows and door between brewing area and restaurant
- Partition wall between restaurant, restrooms, and stairs
- Kitchen area beyond partition wall into brewery area with associated plumbing, electrical, sprinkler system extension and exhaust hood
- Conversion of pre-existing large women's restroom into separate men's and women's restrooms
- I-walls in dining area
- Bar wall and bar top
- Back bar cabinets
- Plumbing and electrical associated with bar and back bar
- 2" water line from basement of adjacent building through brewing area toward window wall
- Natural gas line extension from adjacent building to boiler and kitchen
- Lighting for the entire main floor of building
- 1 – commercial exhaust hood with fire suppression and roof top unit
- 1 – grease trap

Exhibit C

Badger Mountain Brewing Trade Fixtures

- 65" and 75" TVs and mounts
- Commercial glass washer
- Back bar sink
- 24 beer faucets, shanks, and regulators
- Pizza make up table with refrigeration
- Sandwich make up table with refrigeration
- 2 – lowboy refrigerators
- 3 – upright freezers
- 3 – upright refrigerators
- 2 – deep fat fryers
- 1 – gas grill
- 1 – gas 6 burner stove and oven
- 2 – walk-in coolers with refrigeration
- 1 – natural gas boiler, controls, and piping
- 1 – 15 bbl mash lauter tun
- 1 -15 bbl brew kettle
- 1 – 30 bbl hot liquor tank
- Pumps, controls, and piping for brewhouse
- 3 – 30 bbl jacketed fermentation vessels
- 1 – 30 bbl jacketed bright tank
- 1 – 300 gallon still
- 1 – grain mill and auger
- 1 – glycol chiller
- Glycol piping, valves, pump, and controller
- 2 – inline brewery water filters
- 1 – inline brewery water softener
- 1 – 3 bay utility sink
- 1 – dishwasher sink
- 1 – leased commercial dishwasher
- 1 – fruit and vegetable sink
- 2 – Impeller pizza ovens