



REQUEST FOR PROPOSALS FIRST CHRISTIAN CHURCH LEASE

The City of Bartlesville is seeking a qualified partner to lease a beautiful, historic facility in downtown Bartlesville that is adjacent to several world-class cultural amenities including the Bartlesville Community Center, Price Tower Arts Center, Tower Center at Unity Square, and the Tower Center Arts District. The City of Bartlesville has an option to accept via donation the historic First Christian Church building (FCC) at 510 S Osage Ave, Bartlesville, OK 74003, and the City would like to lease the facility to a third party who is interested in meeting a public need and bettering our community. The City requires that the proposed use not be incompatible with the Tower Center Arts District, and preference will be given to proposals that demonstrate a synergy with the existing cultural amenities.

Bartlesville is a unique community in northeast Oklahoma that combines a rich history, small town feel, and big city amenities. It has consistently been rated as one of the best places to live in Oklahoma by Niche.com, ChamberofCommerce.org, and many other sources. Bartlesville's downtown has experienced a complete rebirth in the last 10 years, and the FCC site is perfectly positioned to contribute to this continuing boom.

This site is also located within an Opportunity Zone. For more information on advantages of Opportunity Zones please refer to this link. <https://opportunitydb.com/cities/bartlesville-oklahoma/>

A map showing the location of the FCC site and adjacent cultural amenities is included with this RFP. Additional information on these amenities can be found at the following sites.

- Bartlesville Community Center – <https://www.bartlesvillecommunitycenter.com/>
- Price Tower Arts Center – <https://www.pricetower.org/>
- Tower Center at Unity Square – <https://www.unitysquareville.com/>
- Tower Center Arts District – <https://www.towercenterartsdistrict.com/>
- Bartlesville Public Library – <https://bartlesvillelibrary.com/>
- Visit Bartlesville - <https://www.visitbartlesville.com/>

The FCC building consists of three floors and a basement with a total gross floor area of approximately 26,000 sf. An existing floor plan is included with this RFP. During the RFP period, the City shall make available to the Proposer reasonable access to the FCC building during normal business hours for the purposes of inspecting the building, and otherwise conducting due diligence to ensure that the building is suitable for Proposer's intended use.

Notwithstanding anything else in this Request for Proposals, Proposer shall defend, indemnify and hold the City, its employees, officers and agents, harmless from any injury, property damage or liability arising out of the exercise by Proposer of this right of access, other than injury, property damage or liability relating to the gross negligence or willful misconduct of the City or its officers, agents or employees.

The City is offering the FCC building to the successful Proposer as Lessee with no rental payments required. Lessee will only be responsible for utilities, maintenance, and insurance for the building. In addition to this preferential rental status, the City is offering to contribute up to \$2 million of G.O. bond proceeds towards the renovation and upgrade of the facility for the lessee's use. Lessee's lease term will be equal to the repayment period of the G.O. bonds.

Proposers may propose changes to the interior and exterior of the FCC, but all exterior renovations must be planned so as to preserve the historic, architectural integrity of the FCC.

Proposals should include, at a minimum, the following information in their submitted proposal.

- The public need that will be met, and a detailed explanation of how this will be accomplished.
- A detailed description of the type of operation being proposed including hours of operation, services provided, items to be sold, and targeted customers.
- A plan for renovation of the building for the proposed use. This plan should include:
 - Sketches or drawings of interior and/or exterior renovations including a floor plan illustrating your concept
 - Estimated costs for improvements, including a description of all proposed physical improvements, equipment, and other investments you intend to make and the timeframe for making those improvements
- Name and address of the proposing organization.
- Names of the principals of the organization.
- A financial, operating plan that demonstrates the organization's ability to sustain the proposed use throughout the lease period.
- Personal and professional references for the company and/or principals of the organization that can support the organization's ability to fulfill the proposed plan.
- Description of the Proposer's experience developing similar projects elsewhere

Proposals should be limited to no more than 30 pages (excluding references and resumes). Proposals must be submitted by February 28, 2023. Proposals may be submitted electronically or in print.

If submitting by print, 5 copies should be provided. Submission should be addressed to:

City of Bartlesville
Attn: Mike Bailey, City Manager
401 S Johnstone Ave
Bartlesville, OK 74003

If submitting by email, submission should be sent to:

Mike Bailey, City Manager

mlbailey@cityofbartlesville.org

Expenses incurred in the preparation of proposals in response to this RFP are the Proposer's sole responsibility. The City assumes no responsibility for payment of any expenses incurred by any Proposer as part of the RFP process. The City, at its sole discretion, may select one or more of the submitted proposals for further negotiation or may reject all proposals.

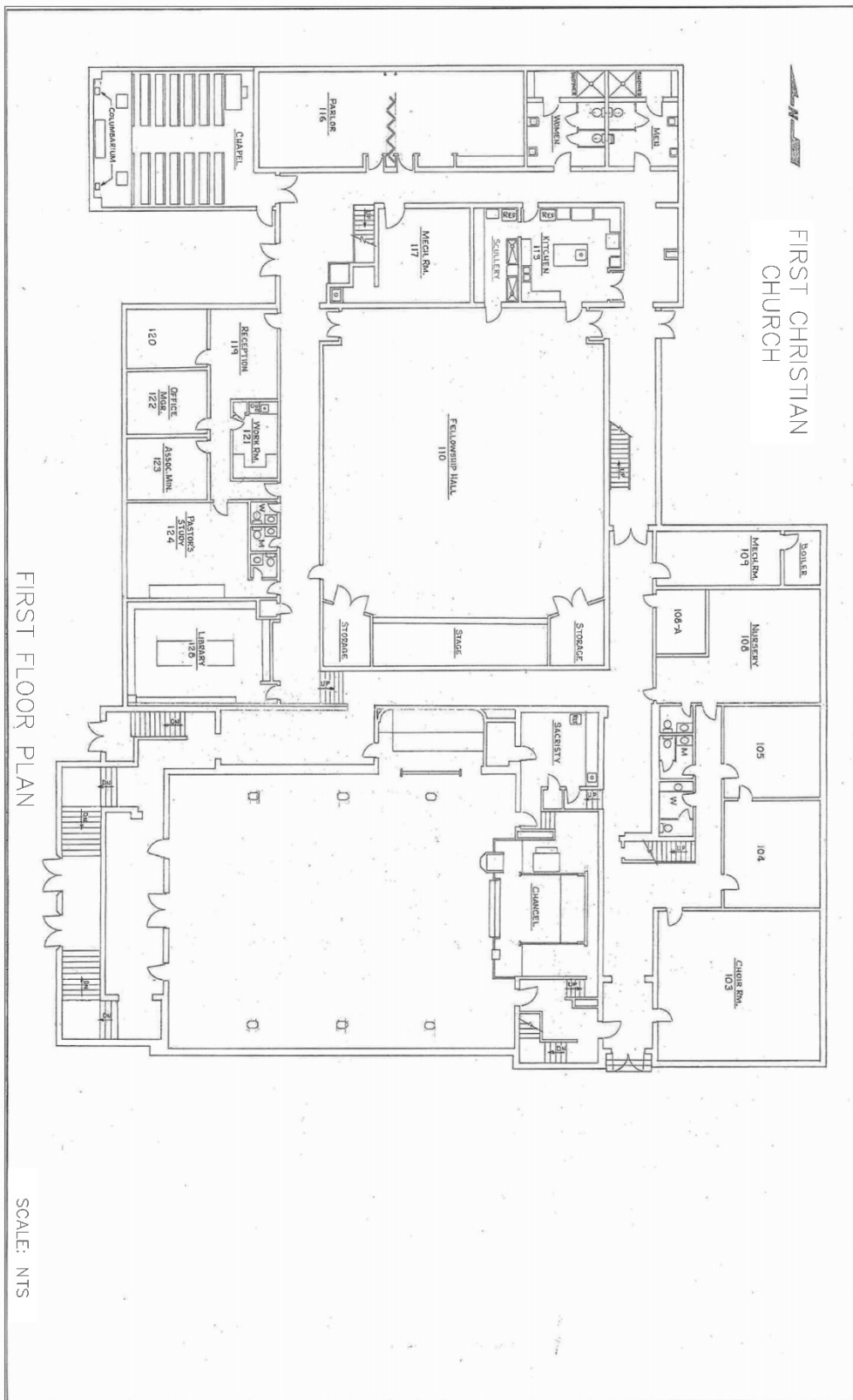
Questions about this proposal should be directed to Mike Bailey, City Manager at mlbailey@cityofbartlesville.org.

EXHIBIT A – FCC AND SURROUNDING AREA SITE MAP

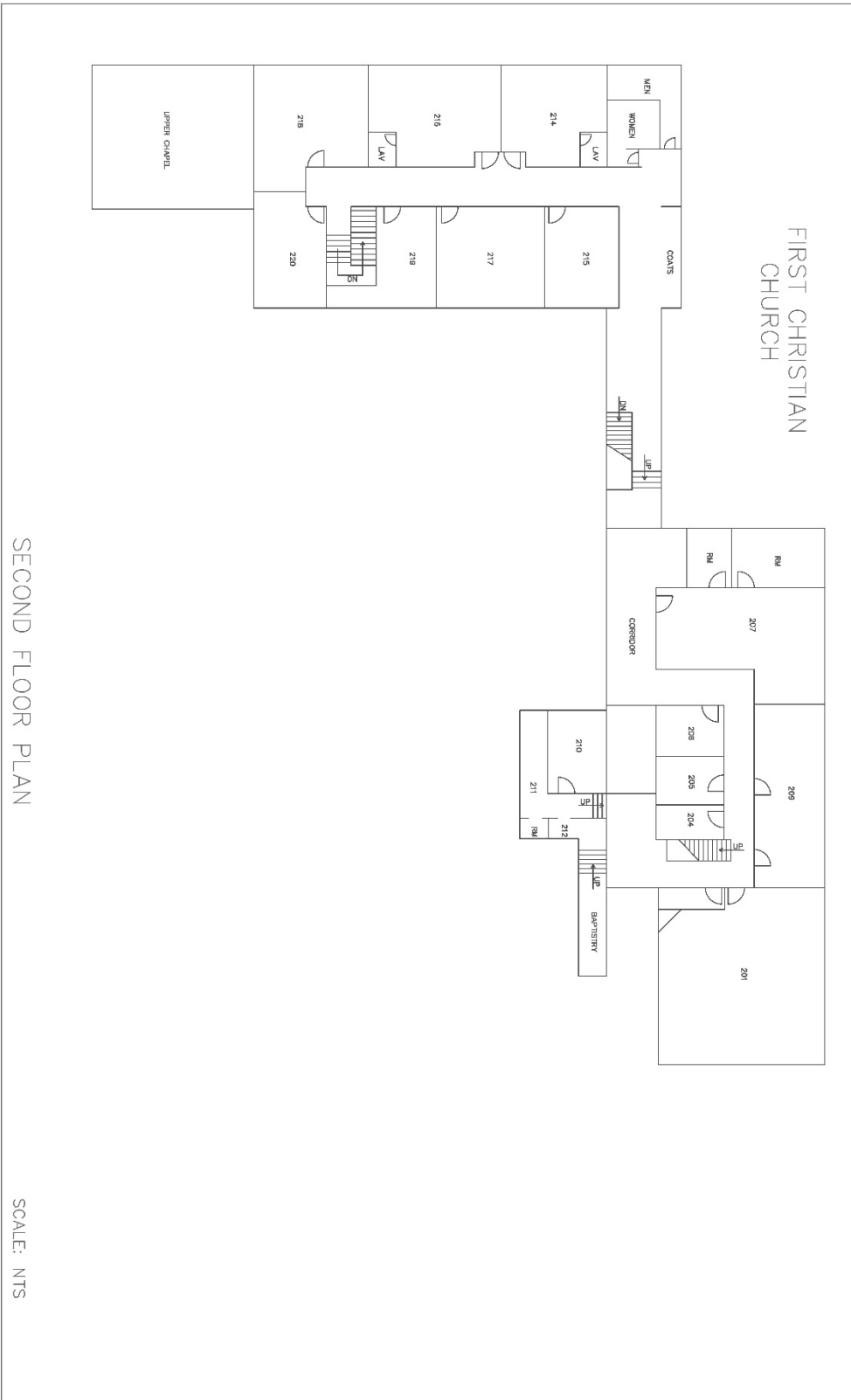


EXHIBIT B – FCC FLOOR PLAN

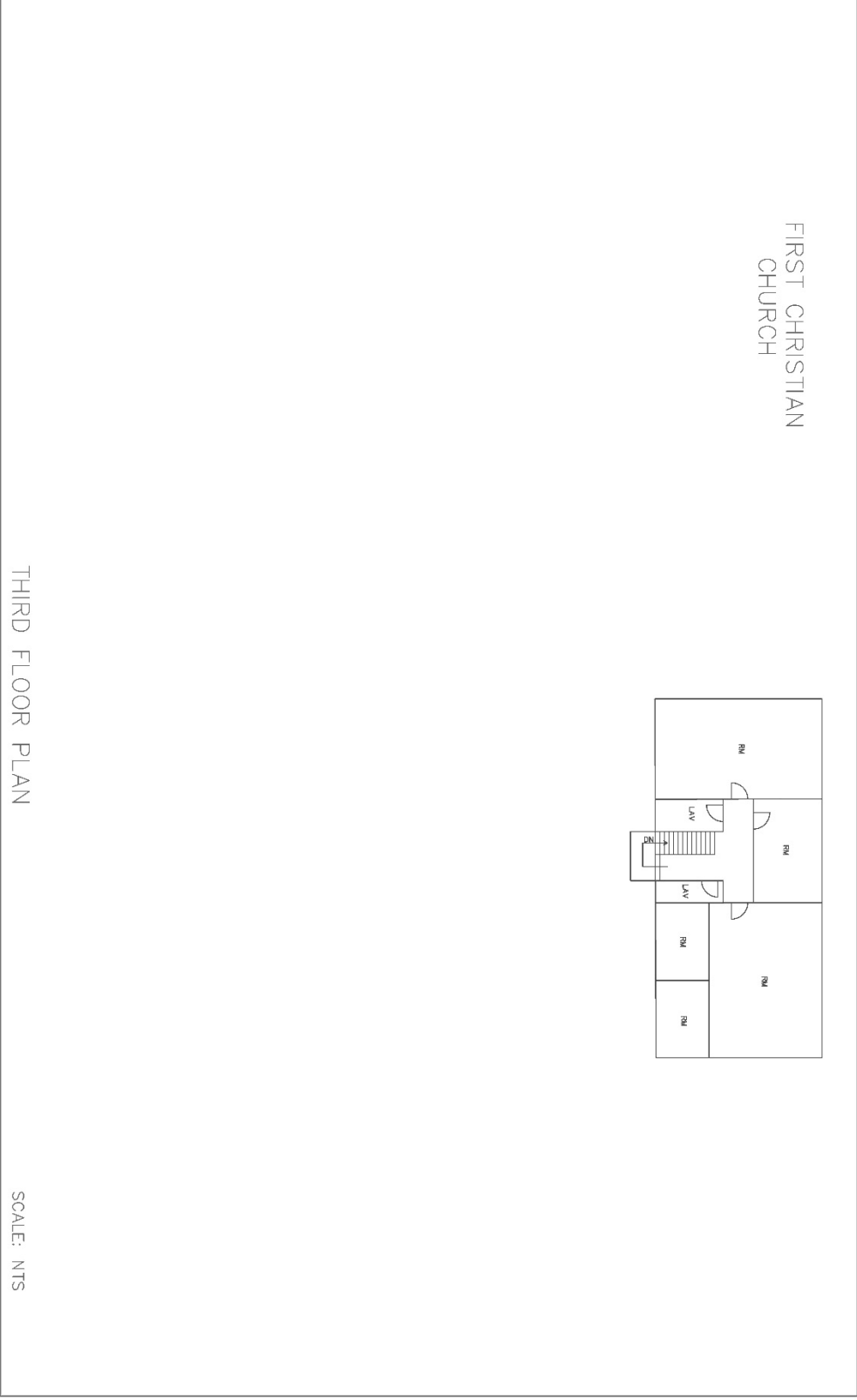
First Floor



Second Floor



Third Floor



Basement

