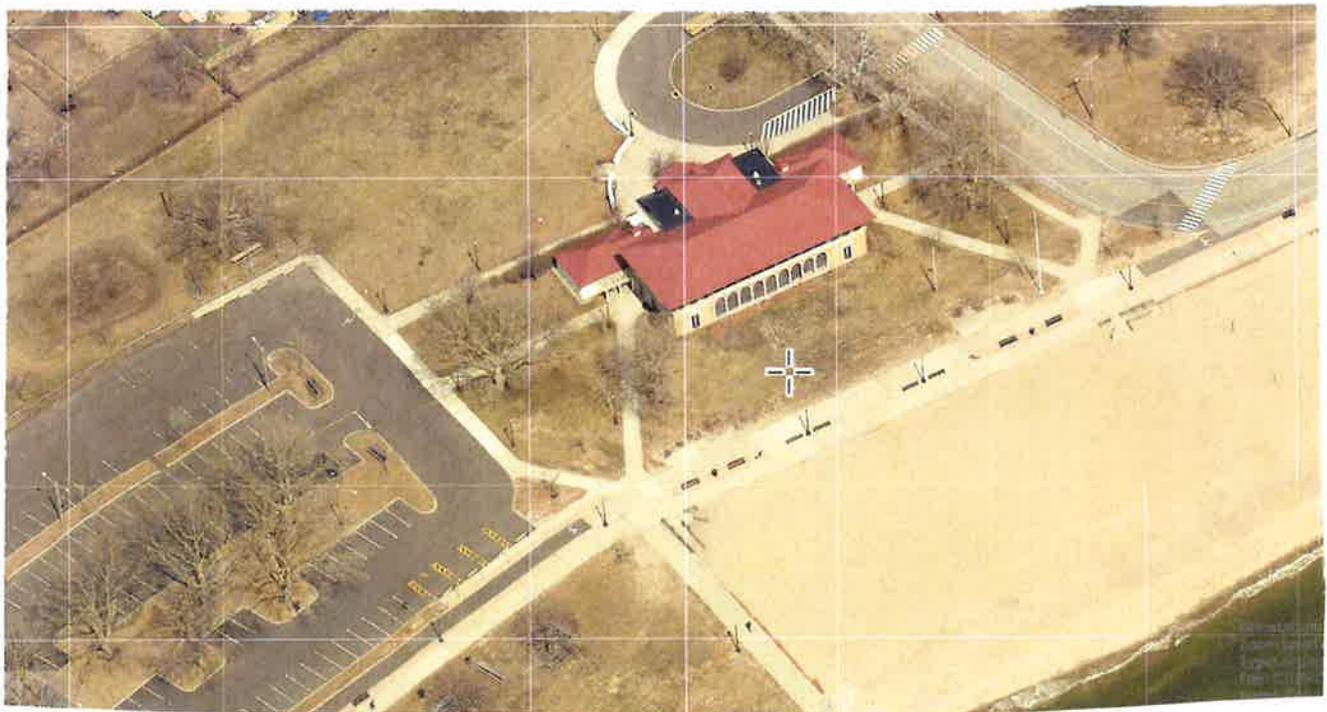


**REQUEST FOR EXPRESSIONS OF INTEREST
IN THE SEASIDE PARK BATHHOUSE-RESTAURANT**

**THE CITY OF BRIDGEPORT SEEKS A
DEVELOPER/OPERATOR TO ESTABLISH AND OPERATE
AN OCEANFRONT RESTAURANT/CATERING AND
CONCESSION FACILITY**

RESPONSES DUE 2PM, THURSDAY, JULY 21, 2016

**Minority and Local Business Enterprises Are Encouraged
to Respond**



PURPOSE

The City is proposing to enter into a lease agreement with an experienced entity to develop and manage the Seaside Park Bathhouse as a restaurant, catering facility, and seasonal concession.

THE OPPORTUNITY

The facility can provide two differing levels of service. The ground floor, which includes beach and park-related bathroom facilities, is approximately 8,500 square feet and lends itself to a beachside grill concession with walk-up window service. The upper floor is approximately 6,000 square feet and provides an opportunity for a year-round, full-service restaurant and catered events facility. The site offers ample parking and an unmatched oceanfront setting.

THE BUILDING

Built in 1918, the Bathhouse features a distinct Spanish architectural style and is the signature structure in Seaside Park. The exterior is masonry, watertight, and in fair condition. The roof is recent and in good condition. The bathrooms are in good condition, as is the plumbing. The interior walls are framed but not finished. HVAC systems have not yet been installed. There is a recently constructed elevator shaft and a recently installed elevator cab; but the elevator motor has not yet been installed. The first floor is gravel. The second floor is plywood.

TOURS OF THE BUILDING will be conducted on request

Call Max Perez at 203-727-2707 or email at Max.Perez@bridgeportct.gov.

SUBMIT YOUR WRITTEN RESPONSE BY 2PM JULY 21, 2016 TO max.perez@bridgeportct.gov

- 1)Identify yourself and highlight your experience in this field.
- 2)Explain your specific approach and concept.
- 3)Discuss economic assumptions as to initial investment, and operating expenses and revenue.
- 4)Explain where the funds would come from.

CITY REVIEW of RESPONSES will consider

- 1)History of Successful Experience – 35%
- 2)Financial Capacity – 35%
- 3)Quality of Concept and Business Plan – 30%

TIMEFRAME

RFEI Issued	6/19/16
Reponses due at 2:00 pm	7/21/16
City Administrative Review	8/12/15
Interviews	September 2016
Selection	October 2016
Lease Negotiations	December 2016

NOTE: The City may reject any and all responses and cancel this solicitation without liability. The City shall under no circumstances be responsible for any firm’s cost, risk and expenses. The City reserves the right to select one or more firms to provide the required services.