

# Requests for Qualifications (RFQ) for Masonic Temple Restaurant



Property Address:  
755 Saginaw St, Flint, MI 48502



Downtown Flint's historic Masonic Temple.

## Introduction & Background

Communities First, Inc., (CFI) is seeking a restaurant owner or entity (“Applicant”) to utilize the available restaurant space at the historic Flint Masonic Temple. This will be the preferred vendor for ongoing events in the building. The available space for lease includes a commercial kitchen, storage, one large dining area, and one private dining room. This multi-cultural event venue is located at 755 Saginaw St, Flint, MI 48502 in the Downtown area of Flint.

CFI is a Michigan-based nonprofit 501(c)(3) founded in 2010 whose mission is to build healthy, vibrant communities through economic development, affordable housing, and innovative programming. CFI currently has a real estate portfolio of historic rehab projects and new construction projects.



Building section showing programmatic spaces per level.

## Scope of Services

1. CFI is seeking a restaurant to open a minimum of 5 days a week, from Tuesday through Saturday, during typical restaurant operating hours. Applicant must have the ability to carry out restaurant operations and cater for events, weddings, or seasonal activities that may occur at 755 Saginaw St, Flint, MI 48502 and demonstrate capacity to do so (e.g., experience resume, similar business operations etc.).
  2. The Applicant shall be prepared to make renovations to the kitchen, which must meet code requirements. The tenant shall be able to secure adequate bank financing for the construction build-out of the kitchen with approval by CFI. Depending on the leasing agreement, CFI can help provide a portion of buildout costs prior to delivering the space to tenant.
  3. The Applicant shall provide input on dining area renovation, if not completed before RFQ application process is complete.
- The Applicant shall list all services that are not in their scope of services/operations.



Existing Main Dining Area

## Leasing Terms Proposal

There are no prior or ongoing lease agreements for the space. A new lease agreement will commence on a date mutually agreed upon. The restaurant space has a total square footage of 6,834 SF; a breakdown for each space included is provided below.

CFI requests the Applicant to propose a lease agreement, which should include annual lease payment per square foot, monthly payment, total term of lease, and term and number of renewals. Lease should be triple-net-lease (NNN).

- 0.1 Private Dining Room 1,261 SF
- 0.2 Coat Closet 295 SF
- 0.3 Main Dining Area 2,349 SF
- 0.4 Kitchen Cooking & Dish area 2,538 SF
- 0.5 Kitchen Storage 391 SF

# Project Description

The Masonic Temple is located at the intersection of Saginaw Street and E. 4th Street, blocks away from the renowned Flint Farmers' Market. The site's neighboring businesses include the YWCA of Greater Flint, Chase Bank, Halo Burger, Soriano's Mexican Kitchen, and two Churches. It is a short walk to Capitol Theatre, Flint Farmer's Market, and University of Michigan-Flint, which has an enrollment of approximately 6,500 students.

Saginaw Street is a significant traffic artery in the city with a two-way Annual Average Daily Traffic (AADT) count of 10,371 (2015). In regards to pedestrian and vehicle use, there is a bus stop a block away, ample street parking, and designated parking at the rear of the building. The building location has a high walkability score of 90/100. The front façade of the building is clearly visible at the intersection and easy to access. The historical characteristics of the building are prominently known in the City of Flint.

The 3-story building has an additional lower level and 3 gallery levels. In prior years, there was a popular restaurant in the current available space. The temple dining room has been there for 50 years until the previous owner decided to retire. As the new owner, CFI's plan is to renovate, reactivate, and reopen to the

public. The first level is currently undergoing renovation.

The Masonic Temple will become a multi-level event venue for banquets, shows, parties, etc. The plan is to have multiple events going on at the same time on each floor. The Applicant will be the preferred vendor for ongoing events in the building. The size of the building is approx. 60,000 GSF. The gross area of the lower level is 10,756 SF. The main level contains the lobby and auditorium with 10,200 GSF. Information regarding leasable square footage can be found under 'Leasing Terms'. Other building tenants will occupy the upper levels. Plans are subject to change based on the construction timeline or other factors.

## Images provided:

- Exterior Views of Building & Downtown p.1
- Programmatic Section p. 2
- Existing Dining Area p.3
- Floor Plan p.7
- Existing Photos of Kitchen/Dining p. 8
- Photo #1 - Main Auditorium p.9
- Photo #2 - Mezzanine bar seating p.9
- Photo #3 - Main Auditorium floor p.9
- Photo #4 - Upper-Level Theater p.10
- Photo #5 - Conference Room p.10

Drawings, photos, or media cannot be used, altered, or reproduced in any way without prior written consent from CFI.

# Contact

Any questions regarding contractual terms and conditions or any questions relating to the requirements in the RFQ shall contact:

<b>NAME</b>	Glenn Wilson or Michael Wright
<b>ADDRESS</b>	415 W. Court Street, Flint, MI 48503
<b>PHONE</b>	(810) 422-5358
<b>EMAIL</b>	info@communitiesfirstinc.org

## Due Date

All submissions will be reviewed on a rolling basis.

## Schedule of Events

<b>Event</b>	<b>Approximate Date</b>
<b>RFQ Posting</b>	<b>May 2022</b>
<b>Submission Deadline</b>	<b>Rolling</b>
<b>RFQ Contract Award</b>	<b>Summer 2022</b>
<b>Contract Start</b>	<b>Fall 2022</b>

Limited site visits are available for serious inquiries only on an appointment basis. CFI reserves the right to modify the schedule at any time, for any reason.

## Requests for Clarifications

Interested Applicants may provide requests for clarification in email to the contact above.



# RFQ

## Submission Requirements

Award of lease contract resulting from this RFQ will be based on the most responsive submission and one that most closely aligns with CFI's mission and vision. Applicant shall submit qualifications electronically to contact email above with subject line to read, "RFQ: Masonic Temple Restaurant".

### Items to Include in RFQ

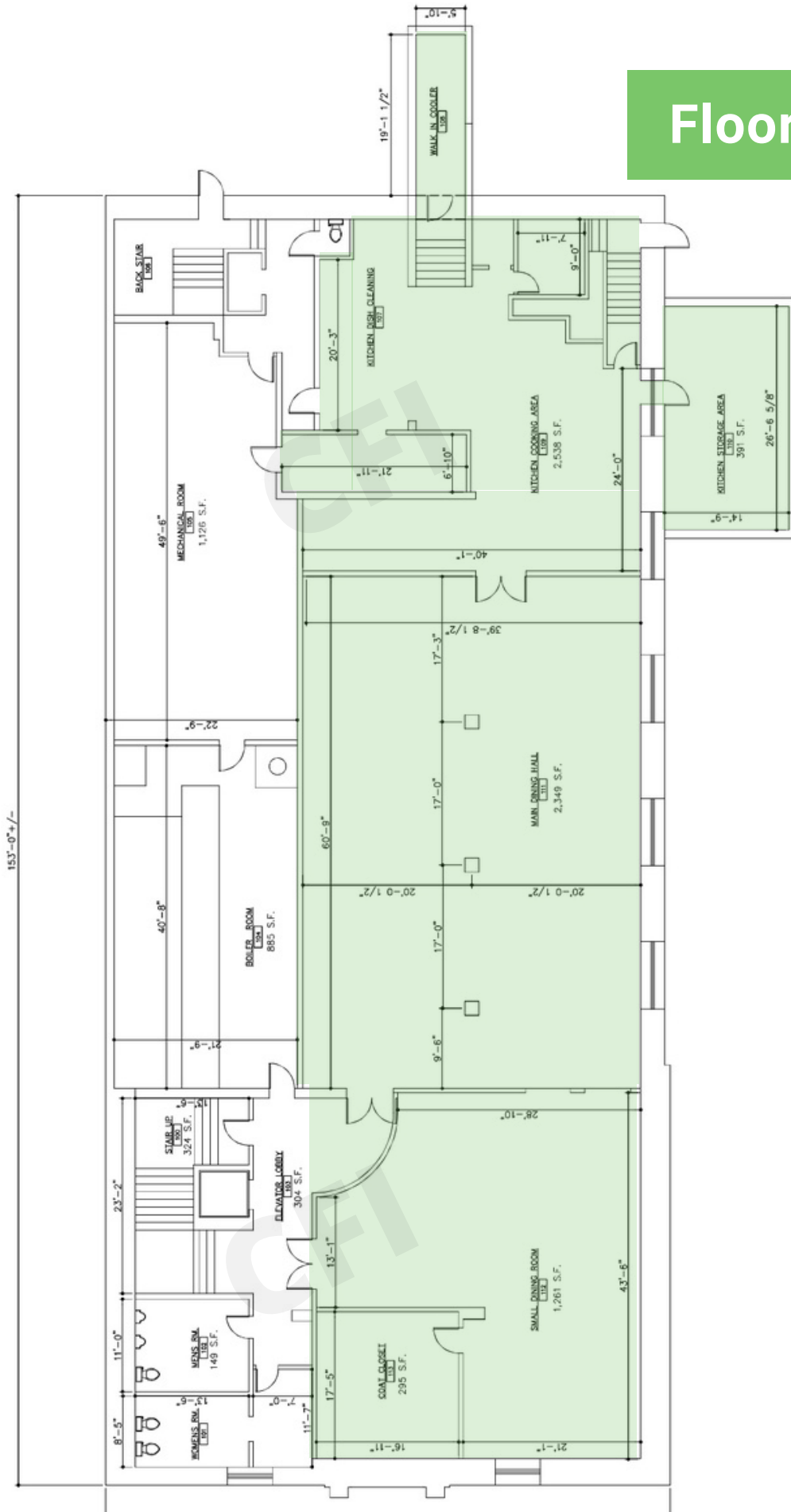
1. Company Profile & Qualifications (e.g. relevant experience, business management approach)
2. Project Overview & Restaurant Concept, inclusive of customer pricing structure, menu concept, and marketing strategy
3. Scope Deliverables (including services not providing), Proposed Leasing Terms, & Projected Timeline
4. Financial Capacity (e.g. letters from financial institutions, investors, or personal statements)
5. References

### Evaluation Criteria

RFQ will be evaluated on the following criteria, not necessarily in order of priority:

- Restaurant Concept
- Lease Terms
- Deliverable Timeline
- Financial Health
- Tenant Experience

# Floor Plan



Lower Level Floor Plan (Leasable space highlighted in green)





# Kitchen & Dining Existing Photos



Existing Kitchen Space



Existing Dining Room

# Masonic Temple Existing Photos

1



2



3



# Masonic Temple Existing Photos

4



5

