



BID WALKTHROUGH

RFP: Use of Antioch Marina Building

June 3, 2025

Welcome, the meeting will begin shortly.



ANTIOCH ECONOMIC DEVELOPMENT DEPARTMENT



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AGENDA

▶	Key Dates	01
▶	About Antioch	02
▶	Rivertown Opportunity	03
▶	Site Description	04

▶	Who should apply	05
▶	Scope of services	06
▶	Application, submission, evaluation, and award processes	07
▶	Q&A	08

Please ask questions during Q&A

KEY DATES

RFP Open for Bids

May 27, 2025

01



Bid Walkthrough

June 3, 2025

02



RFP Response Deadline

June 24, 2025 at 4pm PST

04



Deadline for Questions

June 10, 2025 at 4pm PST

03



ABOUT ANTIOCH

▶ **Second largest city in Contra Costa**

115,000+ residents, 36,400 households

▶ **Home to industrious professionals**

\$90,709 average household income. 26% of residents have Bachelors, Graduate, Doctoral, or Professional degrees

▶ **Popular for diversity, open space, market rate housing, water recreation, and schools**



RIVERTOWN OPPORTUNITY



Cultural Center

Historic buildings, cultural landmarks, local shops and restaurants



Family-Friendly

Local events and festivals, ample parking



Recreation

Boating and fishing facilities, parks, waterfront views



Zoning

Downtown Specific Plan

SITE DESCRIPTION

7 Marina Plaza, Antioch CA

- ▶ **1,400 SF Interior Available**
 - 4,807 SF perimeter is NOT available for rent
 - Right of reasonable ingress and egress over the City Property for access, operation, maintenance, and removal
- ▶ **Spacious Interiors**

Can be tailored to various commercial uses, from retail to office spaces
- ▶ **Waterfront Views**



Space #1



Space #2





WHO SHOULD APPLY



Expertise

Organizations or companies that have a need for a waterfront space and are an allowable use in historic downtown Antioch



Community Benefit

Make the case for how the presence of your Firm will benefit downtown Antioch



Ability to Perform Scope

Provide documentation such as Business Plan and Expense Report

SCOPE OF SERVICES

“The What”

01

Conduct and maintain a successful business in Downtown Antioch

02

Maintain a City owned building within allowable use per City Zoning

03

Be part of the Antioch community and maintain an active presence

04

Show how the City of Antioch and its downtown will prosper with your firm

“The How”

05

Pay rent and other fees in a timely manner

06

Maintain an active business license

07

Maintain a successful Business Plan and show an expense report

08

Follow terms of lease agreement



DOWNTOWN SPECIFIC PLAN

- **Waterfront District Goal:** A popular, safe and attractive waterfront recreational facility that serves the community and attracts visitors.
- **Waterfront District Objectives:**
 - A diverse array of commercial uses that complement the waterfront and are attractive to the general population.
 - Open public access to the waterfront for boating, fishing, observation, or other waterfront-dependent activities.
 - A safe and clean environment that preserves the natural and scenic resources of the waterfront.

Read more in DTSP p. 23-24

Waterfront (WF)

Introduction

The Waterfront District contains the Antioch Marina, the adjacent parking lot, the Riverview Lodge property, and the surrounding undeveloped riparian areas. The site includes the City of Antioch's Marina office as well as supporting commercial uses, including the prominent restaurant site. This District serves as a local and regional attraction and is integral to the future success of Downtown Antioch because it brings residents and other visitors to the heart of Downtown Antioch.



Major Issues

- Commercial businesses
- Parking lot patrol
- Railroad tracks
- Wayfinding and signage
- Underutilized properties

The purpose of the Waterfront District is to create a district that capitalizes on the City of Antioch's unique waterfront access and promotes the recreational opportunities associated with direct use of the San Joaquin River through the Marina facility.

NEXT STEPS



Application

Submission

Evaluation

Award

APPLICATION

Checklist

- Signed cover letter
- Project name
- Respondent name, contact person, address, phone number, fax number, email address
- Willingness to comply with RFP procedures

Elements to Include

- Description of how Scope of Services will be met (how you plan on using the Marina Plaza Building)
- Rent Structure
- Statement of Qualifications and Experience
- Terms of Lease Agreement
- Business Plan including price structure
- References



SUBMISSION

Envelope Contents

- 3 copies of proposal
- 1 USB flash drive with proposal
- Mark clearly on the outside: "SEALED PROPOSALS FOR – RFP USE OF MARINA PLAZA BUILDING – DO NOT OPEN WITH REGULAR MAIL."

Deliver to:

200 H St, Antioch CA 94509



EVALUATION

Best Value includes cost, as well as:

- **Qualifications** (ex: training, experience, creativity, references, past performance) - should complement City weaknesses
- **Feasibility** (methodology, reasonableness) - should propose reasonable use
- **Land use** (within bounds of Downtown Specific Plan) - should be non-residential
- Willingness to abide by **Lease Agreement** Example (shown in Exhibit 2) - initial term of Agreement will be determined by proposals submitted



AWARD

Process

- Staff will notify respondent(s) who will be considered for further evaluation and negotiation
- Interviews may be conducted
- If awarded, official Lease Agreement will follow. No quotes are binding until the Agreement is signed by all parties

**Lease Agreement example
is in Exhibit 2 of the RFP.**



QUESTIONS

Phone

925-779-6168

Email

bsweet@antiochca.gov

Website

www.antiochca.gov/rfps

Location

200 H St, Antioch CA 94509

**Call or email with any additional questions by
4pm on June 10.**

