

BID WALKTHROUGH

RFP: Use of Historic Lynn House

June 9, 2025

Welcome, the meeting will begin shortly.



ANTIOCH ECONOMIC DEVELOPMENT DEPARTMENT



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AGENDA

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▶	Rivertown Opportunity	03
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▶	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

June 2, 2025

01



Bid Walkthrough

June 9, 2025

02



RFP Response Deadline

July 2, 2025 at 4pm PST

04



Deadline for Questions

June 16, 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

809-815 W. First Street, Antioch, CA

Shares Parcel # 066091015 with the Hard House

- ▶ **1,400 SF Interior Available**
 - 2 story structure
 - 2 rooms, 1 bathroom
 - Fire sprinklers, elevator, detached garage, small kitchen, living room, security system, ADA compliant
- ▶ **Constructed 1905-1915**

Most recent use was by the Arts & Cultural Foundation of Antioch as an art gallery
- ▶ **High Visibility & Accessibility**

Railroad



Hard House

Waldie Plaza

Prospects High School



WHO SHOULD APPLY



Expertise

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

**Note: The City is not interested in nightclubs, music shows, or recording studios*



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

- **Mixed Use District Goal:** An attractive, walkable environment that preserves and celebrates the history and architecture of the community and the district, serves as a cultural and celebratory centerpiece for the City, encourages new investment in both existing buildings and new construction, and offers a high-quality unique experience to residence and visitors alike.
- **Mixed Use District Objectives:**
 - Fewer vacancies, more visitor-serving uses
 - Access to the San Joaquin River
 - More festivals and large community events
 - Improved pedestrian experience
 - Preservation and restoration of historic resources

Read more in DTSP p. 13-16

Mixed Use District (MU)

Introduction

This district contains the early twentieth century buildings that constitute the oldest surviving development in the City of Antioch and its most significant historic resources. The basic form of the MU District is a traditional, grid-form, commercial downtown with a mix of historic one and two-story buildings, contemporary infill buildings, linear parks, and surface parking lots. The functional center of the District is 2nd Street, between A Street and L Street, which serves as a linear commercial spine running from east to west. Prominent land uses on 2nd Street include Antioch City Hall, El Campanil Theatre, the Nick Rodriguez Community Center, and a number of small restaurants and businesses. The intersection of 2nd Street and G Street is the traditional center of the Rivertown Historic District and greater Downtown Antioch. Residential uses are currently infrequent over commercial uses, but are closely present in nearby neighborhoods. The commercial prominence continues on G Street to 5th Street, where it transitions into a mixed residential neighborhood.

Maximum Residential Density: 28 units per acre.

Major Issues

- Historic Buildings
- Parking Facilities
- Commercial Mix
- Vacant Lots

The purpose of the Mixed Use District is to encourage an ultimate mix of residential, retail, restaurant, public and entertainment uses that serves as a local and regional attraction. The physical form of the Mixed Use District lends itself to a comfortable and enjoyable pedestrian experience.

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 Lynn House)
- 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 HISTORIC LYNN HOUSE – 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 16.**

