



DEPARTMENT OF GENERAL SERVICES
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Alexandria, Virginia 22314

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REQUEST FOR PROPOSAL FOR THE LAND LEASE AND REUSE AS A RESTAURANT

**Beachcombers Building
0 Prince Street
Alexandria, Virginia**

FEBRUARY 28, 2013

I. GENERAL STATEMENT

The City of Alexandria, Department of General Services is seeking proposals for a long term land lease on real estate located in Alexandria, Virginia. The real estate (hereafter referred to as the "Property") is generally located at 0 Prince Street, Alexandria, Virginia 22314, and consists of approximately 6,504 square feet of land with a current building of approximately 3,630 square feet (Beachcombers building). The intent of the City in issuing this RFP is to secure a lease of the Property including the Beachcombers building, which should be operated as a restaurant. This will serve the dual goals of activating the waterfront and honoring Alexandria's maritime history. This document, along with the supplied schedules and the applicable zoning regulations, is intended to provide clear, definitive scope of work and, therefore, the means to furnish a comprehensive and responsive proposal. Therefore, the object is to solicit qualified firms to provide competitive proposals for evaluation and make an award to one lessee.

Opening Date / Time

- Offers must be received, not later than the Opening Date & Time of June 10, 2013 at 3 p.m. by the City of Alexandria, Department of General Services, 110 North Royal Street, Alexandria, Virginia, 22314. Offers sent by facsimile will not be accepted. The City of Alexandria is not responsible for late delivery by U.S. Postal mail or other couriers.

All Requests for Proposals will:

- Be advertised on the city's website and by such other means as to provide reasonable notice to the maximum number of persons reasonably anticipated to submit bids in response to the particular RFP.
- Be expressly conditioned on Planning Commission and Council approval of a Special Use Permit for the successful bidder in accordance with the requirements of the W-1 (Waterfront mixed-use) zone for a restaurant use.

II. PROPERTY BACKGROUND

Location of Property

- The Property is located in the City of Alexandria.
- The Property is one block south of King Street along Alexandria's waterfront.
- Map/Block/Lot: 075.03-03-11
- Year Built: 1954

Use and Description of Property

- The Property is located at 0 Prince Street, formerly the site of Potomac Arms and Beachcombers Restaurant, with a proposed land lease contains approximately 6,504 square feet or .1493 acres of land. The Property contains a two story concrete block structure on elevated pad, containing approximately 3,630 square feet. The building is now vacant and in very poor condition. The lot contains also an asphalt paved parking lot containing ~3,000 square feet. Electrical and other utilities service both the building and Dandy operations associated with the site.
- The Property is located in the City's Waterfront Plan, which calls for retaining and renovating the existing structure for restaurant use. In the event that the improvements require significant renovation or reconstruction, it is assumed that the existing footprint would be retained, other than to make the building compliant with accessibility and code requirements.

Zoning

- The Property is currently zoned W-1 (Waterfront mixed use zone - see Alexandria Zoning Ordinance Section 5-500, *et seq.* for specific requirements and limitations). The Property's zoning allows for a restaurant use with approval of a special use permit.
- The maximum FAR for nonresidential is .75.

Features of Property

- The Property has readily accessible water, sewer, refuse, electric, gas, and communication services/utilities
- On Alexandria's waterfront.
- Near transit – King Street Trolley is within one block of site and circulates to King Street Metro Station.
- Near parks and recreational areas – Waterfront Park north of the site with an additional park planned adjacent to the south.

Redevelopment Design Guidance

The existing structure at 0 Prince Street is culturally significant to the City of Alexandria as one of the first recreational places open to the general public on the formerly industrial historic waterfront. The cinder-block building was constructed in 1946 on concrete piles in the Potomac River at the end of a wooden pier, with a three-sided, cantilevered porch at the second story and an outdoor dining terrace on the flat roof, creating a unique setting on the waterfront for the nautical-themed Beachcombers Restaurant.

The City's recently adopted Waterfront Master Plan identified the cultural importance of the site and recommended that the City "Continue to pursue reuse or reconstruction of the Beachcombers Restaurant Building as a working restaurant, provided it is financially feasible without public subsidy." It was suggested that "a unique water feature could also be incorporated as part of the building's redevelopment" and the "roof of the building could potentially be used for outdoor dining along with the

porches on the second floor.” The building will be surrounded in the future on all four sides by a public park.

While the Alexandria Board of Architectural Review has affirmed the cultural importance of the original use and found that the general architectural character of the building should be maintained, they agreed that the existing building need not be restored. They stated that there could be a great deal of flexibility in the future architectural design, as long as the primary character-defining features of the building were retained: principally that it should be a simple, two story, flat roofed masonry structure on piers with vernacular detailing representing the City’s mid-20th century working waterfront. The Board also recognized the deteriorated condition of portions of the building and anticipates reconstruction of these elements, as necessary.

While it is highly unlikely that any significant increases in the existing building’s height or footprint would be supported by the City, it is reasonable to expect that the cantilevered balcony could be enclosed with glass and that the balcony area could be extended to all four sides of the building to incorporate an enhanced entrance, elevator and stairs and to incorporate screening for trash containers and utility meters below. Decks for outdoor dining at the first floor are encouraged. It is also expected that some additional area on the roof would need to be enclosed for food service and vertical circulation but the building would need to retain its present two story appearance from the future park.

As Is

- This property is offered "As-Is," with no warranties or guarantees, expressed or implied, as to kind, character or its fitness for any use, purpose or its ability to be developed for any use or purpose. If the City conducted studies for use of the property for its own purposes, such studies will be made available to potential lessees, if the information is determined to be public and applicable. The City does not have the resources to tear down, identify and report the characteristics of each lot or building for prospective lessees. However, prospective lessees may personally inspect the property, upon request.

Environmental Conditions

- Lead - all painted materials are presumed to contain lead.

III. REQUEST FOR PROPOSAL (RFP) PROCESS REQUIREMENTS

Site Visit / Inspection

- An official site visit and inspection will be completed on or around March 29, 2013 at 9:00 a.m. EST. Offerors are encouraged to visit the property at that time to become thoroughly familiar with the property and its surrounding environment. Offerors are cautioned not to enter the property except at the scheduled inspection time. Follow-up visits and inspections can be arranged after this date as needed but are subject to City scheduling availability.

Terms of the Request for Proposal (RFP):

General

- Proposals must be made in the official name of a firm or individual under which commercial development will be conducted (showing official business address) and must be signed by a person or persons authorized to legally bind the person, partnership, company, or corporation submitting the proposal.
- By submitting a proposal, the proposer agrees to be governed by the terms and conditions set forth in this RFP, as well as applicable state and local law. Any exceptions to the specifications must be clearly identified in the last section of the proposer's response.
- If material errors are found in a proposal, or if a proposal fails to materially conform to the requirements of the RFP, the proposal may be rejected. Data and information submitted in the proposal should be prepared in a manner designed to provide the City with a straightforward presentation of the proposer's capability of satisfying the requirements of this RFP.
- Proposers shall be responsible for fully acquainting themselves with the condition of the Property that may affect a proposer's ability or capacity to develop the Property. Failure or omission of any proposer to acquaint itself with existing conditions shall in no way relieve it of any obligation with respect to this RFP, if awarded.
- Any successful proposal is subject to the approval of a Special Use Permit by the Planning Commission and the City Council of the City of Alexandria, in accordance with the requirements of the W-1 zone for a restaurant use.

Deposit

- A deposit of ONE THOUSAND FIVE HUNDRED DOLLARS (\$1,500.00) is required from each offeror. The deposit must be in the form of a certified check, bank draft or money order, made payable to the order of the City of Alexandria. The City will apply the deposit of the successful offeror toward the leased price of the Property. The City will return promptly the deposits of unsuccessful offerors.

Offer Price

- An acceptable offer will include two price components: (1) a description of the initial capital investment in the property to bring it to an operational condition; and (2) a description of the annual base rent to be paid the City for years 1-5; 6-10; 11-15 (renewal period 1); and 16-20 (renewal period 2). The City expressly reserves the right to accept an offer other than the highest responsive offered price.

City's Review of Offer

- Offers to lease the Property may be held by the City for a period not to exceed one hundred fifty (150) days from the opening date and time for the purpose of reviewing the contents of all of the offers. The offer shall remain in effect and may be subject to negotiation during this one

hundred fifty (150) day period. The review may consider compliance with applicable federal, state, and local laws, regulations, and requirements, but it will be the ultimate responsibility of the offeror, if selected, to ensure that it will comply with all applicable federal, state, and local laws, regulations, and requirements. The City reserves the right to reject any or all offers received whenever such rejection is in its best interests.

- Upon the City's acceptance of an offer, the offeror selected will be required, within fourteen (14) days of the City's acceptance of its offer, to execute the Agreement. Thereafter, the Agreement shall be subject to the following approvals:
 - By City Council action; and
 - Approval of a special use permit consistent with the solicitation, by City Council and/or Planning Commission, as is required for restaurant use in the W-1 zone.

Selection Criteria

Each Request for Proposal will be evaluated based on any or all of the following factors listed below as enumerated in the Request for Proposals:

- Proposed use;
- Financial ability of the operator;
- Experience of the operator in developing similar properties;
- Effect of the use on other properties;
- Compatibility with City's zoning, Master Plan, OHAD BAR, and Waterfront Plan;
- Architectural quality of the proposed project;
- Offer price for the lease; and
- Anticipated tax and other City revenues.

The contract will be awarded to the most responsive and responsible offeror whose offer is deemed most advantageous to the City. The City reserves the right to waive any defect or omission in any proposal that does not materially affect the terms of the response to this Solicitation. The City reserves the right to reject any proposal. In deciding which offeror is the most responsive, responsible and advantageous to the City, the City will consider all factors set forth in the proposal documents.

Required Redevelopment Plan

All offers must contain a statement and material separately responding to each of the following requirements:

- Financing plan;
- Profile of the offeror (past restaurant development experience; history of the firm; references, etc.)
- Schedule of necessary events (plan preparation, approvals, permits, construction, etc.)
- Design proposal (at a minimum to include a schematic plan depicting building footprints, streets, open space, density, unit mix, height, massing, major utilities, landscaping, and color architectural elevations that describe building materials);
- A narrative describing how the design concept will be compatible with the zoning, the master plan, the OHAD BAR, and the Waterfront Plan.

Equal Employment Opportunity

To insure nondiscrimination in employment, the successful offeror must have on file or execute with the

City, an Equal Employment Opportunity Agreement in accordance with Section 12-4-3 of the Code of the City of Alexandria, Virginia, 1981, as amended.

Local and Minority Hiring

The successful offeror is required to make a good faith effort to provide opportunities for local and bonafide Minority Business Enterprise participation in this project.

IV. REQUEST FOR PROPOSAL (RFP) INSTRUCTIONS

The City of Alexandria, Virginia (the “City”) owns property located at 0 Prince Street, Alexandria, Virginia (the “Property”). The City is soliciting offers for the lease of the Property. The property is zoned W-1/ Waterfront mixed use and is located along Alexandria’s waterfront. Reuse of the site, acceptable to the City as the lessor of the property, must be consistent with the design criteria outlined in this solicitation, which describes a restaurant use associated with activating the Alexandria’s waterfront.

This RFP does not commit the City to accept any proposal(s). Any award made shall be in the best interests of the City, as solely determined by the City. The City reserves the right to accept or reject any and all proposals, to waive any informalities in a proposal, and unless otherwise specified in writing by the proposer to accept any items in the proposal. The City may require oral presentation of one or more proposers for the purposes of discussion or clarification. The award document will be a development agreement, which shall incorporate the successful proposer’s proposal as negotiated. Only proposals from financially responsible organizations, as determined by the City, business shall be considered. Representatives of the City reserve the right to inspect the proposer’s current operations and to contact references prior to award. All responses become a matter of public record. The City accepts no responsibility for maintaining the confidentiality of any information submitted in response to the RFP whether labeled as confidential or not.

This Solicitation consists of the following exhibit documents to help inform proposals. Exhibits 1-5 can be found in Appendix A of this RFP:

- The City of Alexandria “Solicitation of Offers to lease 0 Prince Street, Alexandria, Virginia” (the “Solicitation”);
- Exhibit 1 (separate document), “Land Lease Agreement for 0 Prince Street” (the “Agreement”);
- Exhibit 2, “OHAD BAR Memo;”
- Exhibit 3 (separate document), “0 Prince Street Timeline;”
- Exhibit 4, “Waterfront Plan Site Concepts;” and
- Exhibit 5 (separate document), “Alpha Corporation Building Analysis, dated July 23, 2012.”

Additionally, this Solicitation contains the following Forms, which should be filled out and submitted with each proposer’s response. These Forms can be found in Appendix B of this RFP:

- Form 1, “Request for Proposals Response Form;”
- Form 2, “Required Business and Financial References;”
- Form 3, “List of Proposer’s Officers, Directors, Partners, or Owners;”
- Form 4, “Equal Employment Opportunity Agreement;”
- Form 5, “Certified Statement of Non-Collusion;” and
- Form 6, “Disclosures Relating to City Officials and Employees.”

Each proposer’s response to this RFP must include the Request for Proposals Response Form (hereafter the “Response Form”) which is attached hereto as Form 1. Failure to submit the Response Form, failure to provide, include, or to complete fully all of the information requested in the Response Form, or failure to sign the Response Form may result in the rejection of proposer’s response to the RFP.

The proposer’s response to the RFP must provide the following data and information:

- The proposed renovation investment and lease price for the Property.

- Proposed Redevelopment Plan (see section titled “Required Redevelopment Plan” for additional information), to include information responding to each requirement. Seven (7) copies should be submitted.
- At least three (3) business and financial references.
- A list of restaurant buildouts and operations currently underway or completed within the past ten (10) years and the names, addresses, and telephone numbers of the landowners / lessors or other contact persons.
- All other completed forms included in Appendix B of this RFP.

Format and Contents of Offers

The information set forth in the paragraphs below should be included with all offers. Failure to provide any of the information requested by these paragraphs is grounds for the City to reject an offer.

- Title Page.
 - The title page should reflect the offer subject, name of the firm, address, telephone number, contract person and date of preparation.
- Table of Contents
 - The Table of Contents should indicate the material included in the offer by section and page number. An offer’s table of contents should mirror this section of the Solicitation and must include all the items set forth in this section of the Solicitation.
- Letter of Transmittal (Please limit to three pages)
 - A letter of transmittal should be submitted with an offer. The letter should include:
 - A statement of the offeror’s understanding of the project required by the Solicitation. The offeror must explain how it would complete the project for the City.
 - The names of the persons who are authorized to make representations on behalf of the offeror (include their titles, addresses and telephone numbers).
 - A statement that the individual who signs the transmittal letter is authorized to bind the offeror to contract with the City.
- Profile of the Offeror
 - The offeror’s past experience operating restaurants similar to or larger than the Property in this Solicitation.
 - Whether the offeror is a local, regional or national firm.
 - Foreign (out-of-state corporations) desiring to transact business in the State of Virginia must register with the State Corporation Commission in accordance with Title 13.1 of the Code of the State of Virginia, as amended. Proof of registration, or proof of application for such registration, must be provided with the proposal.
 - How long the firm has been in business under the present name and structure. Provide any other names under which the firm has done business and the dates it operated under each name and the locations at which it operated under each name.
 - Personnel - Full-time and part-time staff who will be assigned direct work on this project must be identified.
 - Financial - A statement verifying the offeror’s financial ability to successfully lease and complete the redevelopment of the Property, together with a copy of the firm’s last two financial statements. Note: Professional offerors not affiliated with a firm or corporation are not required to provide detailed financial statements, but they, as a minimum, must provide copies of the last two (2) years tax returns. A description of any comparable restaurant buildouts and operations and/or projects completed by the offeror during the most recent ten-year period similar in scope to the City's project.

- Required Representations by the Offeror
 - Submit a statement that supervision of the offeror's staff providing the services to the City will be by a principal of the firm.
 - List by name the qualifications, education and work experience of all personnel who will be assigned to the project and provide a narrative description of the work responsibilities of each individual. Provide resumes for key individuals.
- Additional Data
 - Data not specifically requested by the foregoing sections but which is considered essential to the offer may be presented in this section. If there is no additional information to present, state in this section, "There is no additional information we wish to present." However, suggestions of additional information include, but are not limited to, copies of relevant media reprints and promotional brochures of your firm.
 - Offerors are requested to designate those portions of their offer submissions that contain proprietary information and which should not be made available to the public under the Virginia Freedom of Information Act.

Questions concerning the RFP must be submitted in writing on or before *May 27, 2013 (15 days prior to due date)* to the City of Alexandria, Department of General Services, 110 North Royal Street, Alexandria, Virginia 22314. The City will respond to all requests for additional information.

Timing of RFP Review and Acceptance Process

After review of all offers by the City, an Agreement for the Lease of 0 Prince Street, Alexandria, Virginia (the "Agreement") will be presented to the successful offeror. Execution of the Agreement must take place within fourteen (14) days after the City's acceptance of an offer. Both the lease and the Agreement are subject to the approval of the City Council. Performance in accordance with a successful offer will require that:

- Within thirty (30) days of execution of the Agreement, the offeror must furnish to the Department of Planning and Zoning, a proposed schedule of redevelopment.
- Within six (6) months of execution of the Agreement, the offeror must show substantial progress toward reuse of the Property, including without limitation, submission of a complete application for such approval which, as determined by the lessor, is required to proceed with development, such as, without limitation, a special use permit, or building permit.
- Lease commencement shall begin at issuance of certificate of occupancy of the proposed restaurant.

Offers

All offers must be made subject to the terms, conditions, and requirements set out in this Solicitation.

- In order to guard against premature opening of offers, all offers, including the deposit and the statement required, below, must be enclosed in two envelopes (outer and inner), both of which must be sealed and clearly labeled as follows: Offer to Lease 0 Prince Street; Name and Address of Offeror; and Opening Date and Time of Offers.
- Offers are to be provided in the number of copies and marked as shown below: Number of Copies: Seven (7) [one (1) original and six (6) complete copies] To Be Marked: Offer to Lease 0 Prince Street.
- Offers will be reviewed based on the information required by paragraphs below, which is subject to verification. Only offers accompanied by a deposit and containing the required statement will be considered.

Withdrawal of Offers

Offers may be withdrawn by written request sent to the Director of General Services before the time scheduled for receipt of offers, as set forth in herein. The deposit of the offeror who withdraws his proposal will be returned promptly.

Execution of Agreement for Lease

- Following acceptance by the City of the successful offeror's offer, an Agreement for Lease of the Property (the "Agreement"), which is attached as Exhibit 1, will be presented to the offeror. The offeror must execute the Agreement within fourteen (14) calendar days of presentation. The lease is subject to the approval of (1) the City Council, which must approve the Agreement and authorize the lease of the Property, and (2) approval of a special use permit consistent with the solicitation, by City Council and/or Planning Commission, as may be required.
- Failure of the successful offeror to execute the Agreement within the time specified above, or within such extended period as the City may grant, or to use its best efforts to obtain approval of the development of the Property within twelve (12) months after execution of the Agreement, will constitute a default on the offeror's part and the deposit of the defaulting offeror shall be forfeited. No plea of mistake in the offer will be available to the offeror as a means to recover its deposit or as a defense to any action based upon its neglect or refusal to execute the Agreement.

Rejection of Offers

The City reserves the right to reject any or all offers received whenever such rejection is in its best interests.

Equal Employment Opportunity

To insure nondiscrimination in employment, the successful offeror must have on file or execute with the City, an Equal Employment Opportunity Agreement in accordance with Section 12-4-3 of the Code of the City of Alexandria, Virginia, 1981, as amended.

Local and Minority Hiring

The successful offeror is required to make a good faith effort to provide opportunities for local and bonafide Minority Business Enterprise participation in this project.

V. RFP APPENDICES

APPENDIX A – INFORMATIONAL EXHIBITS

- Exhibit 1 (separate document), “Land Lease Agreement for 0 Prince Street” (the “Agreement”);
- Exhibit 2, “OHAD BAR Memo;”
- Exhibit 3 (separate document), “0 Prince Street Timeline;”
- Exhibit 4, “Waterfront Plan Site Concepts;” and
- Exhibit 5 (separate document), “Alpha Corporation Building Analysis, dated July 23, 2012.”

APPENDIX B – REQUIRED SUBMISSION FORMS

- Form 1, “Request for Proposals Response Form;”
- Form 2, “Required Business and Financial References;”
- Form 3, “List of Proposer’s Officers, Directors, Partners, or Owners;”
- Form 4, “Equal Employment Opportunity Agreement;”
- Form 5, “Certified Statement of Non-Collusion;” and
- Form 6, “Disclosures Relating to City Officials and Employees.”

CITY CONTACT:

Jeremy McPike, PMP, LEED AP
Director, General Services
City of Alexandria, Virginia
Department of General Service
110 N. Royal Street
Alexandria, VA
Jeremy.mcpike@alexandriava.gov
www.alexandriava.gov

Appendix A

Informational Exhibits

EXHIBIT 1

LAND LEASE AGREEMENT FOR 0 PRINCE STREET, ALEXANDRIA, VIRGINIA (see separate document)

EXHIBIT 2

OHAD BAR Memo dated April 4, 2012 (see following page)

City of Alexandria, Virginia

MEMORANDUM

DATE: APRIL 4, 2012

TO: CHAIRMAN AND MEMBERS OF OLD AND HISTORIC ALEXANDRIA DISTRICT BOARD OF ARCHITECTURAL REVIEW

FROM: AL COX, FAIA, HISTORIC PRESERVATION MANAGER

SUBJECT: 0 PRINCE STREET (FORMER BEACHCOMBERS BUILDING)

By this memo, City Staff is requesting a determination from the OHAD BAR of local historic significance for the building formerly known as the Beachcombers Restaurant, now located at 0 Prince Street. Due to the subject property's location in the established flood plain, any "substantial improvements" to the property must meet the requirements of the City's flood plain ordinance. The character of a historic building can be seriously compromised if all of the flood plain requirements must be met. For instance, the existing building would have to be elevated approximately 2.6' to raise the first floor above the 100 year flood elevation. Therefore, buildings can be exempted from this requirement if they are determined to have historic significance, such as being listed:

- (1) individually on the National Register of Historic Places;
- (2) as a contributing resource to a National Register Historic District;
- (3) individually listed on a state inventory of historic places; or
- (4) individually listed on a local inventory of historic places in certified communities.

The City of Alexandria is a Certified Local Government (CLG) which means its local preservation program meets the state and federal preservation standards and requirements set forth in the National Historic Preservation Act of 1966.

Application of the Demolition Criteria

While the Beachcombers building is located within the Alexandria National Register historic district, it falls outside the presently defined 1749 to 1934 period of significance, which was last updated in 1984. Alexandria does not have a locally defined period of significance or published list of historic buildings. By longstanding practice, all buildings within the Old and Historic Alexandria District are considered significant if they meet any of the following criteria listed in zoning ordinance section 10-105(B) when considering a permit to capsule or demolish:

- (1) Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?
- (2) Is the building or structure of such interest that it could be made into an historic shrine?
- (3) Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?
- (4) Would retention of the building or structure help preserve the memorial character of the

George Washington Memorial Parkway?

- (5) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?
- (6) Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?

While the Beachcombers building is not of old and unusual or uncommon design and the concrete block exterior could be reproduced with relative ease, Staff believes that the structure at 0 Prince Street has cultural and historic significance to the City of Alexandria. Construction of the Beachcombers Restaurant in this location represented a distinct shift in the public use and perception of the Potomac River, when the Alexandria waterfront transitioned from an industrial area, operating at peak capacity during both World Wars, to a place for leisure and recreation. Although the Old Dominion Boat Club has been located along the waterfront since 1881, the Beachcombers Restaurant was an early, if not the first, example of a recreational place open to the general public when it first opened in 1946. The cinder-block building was constructed on concrete piles in the water with a three-sided porch at the second story and an outdoor dining terrace on the flat roof, creating a unique setting on the waterfront for the nautical-themed venue.

However, by 1954, the restaurant had closed and the building was damaged by fire. After the fire, the International Armaments Corp, also known as Interarmco or Interarms, began to use the building for storage. By 1963, the property became home to various sporting-goods stores and Potomac Arms, the retail outlet of Interarmco. Since 1972, a restaurant ship has been based out of the wood pier at the building and successive dinner boat cruises use the property as a launch site. In 2006, the City acquired the property in order to expand public access to the waterfront.

The Waterfront Master Plan identified the cultural importance of the site and recommended that the City “Continue to pursue reuse or reconstruction of the Beachcombers Restaurant Building as a working restaurant, provided it is financially feasible without public subsidy.” It was also suggested that “a unique water feature could also be incorporated as part of the building’s redevelopment” and the “roof of the building could potentially be used for outdoor dining along with the porches on the second floor.”

The building remains remarkably intact, with a majority of its original features and materials. The building’s most character-defining feature is the second floor wood porch wrapping around three sides and rooftop deck designed to maximize views of the waterfront. These features were distinctly different from the more utilitarian nature of earlier industrial buildings along the waterfront and signaled the building as a place for leisure pursuits. Another important feature is its setting and location—while originally located over the water, it still clearly reads as a raised waterfront structure due to its proximity to the river today and open piers below. However, the building’s craftsmanship and utilitarian materials are not unique or character-defining features and may potentially be changed without compromising the building’s historic integrity or significance. A recent structural assessment commissioned by the City indicated some structural

concerns to be addressed with any renovation or restoration, including rebuilding a portion of the first floor, repairing cracks in the masonry walls, and reinforcement of the concrete piers.

Summary

Retention of the building, and its primary character-defining features, provides physical evidence of the evolution of the City's historic commercial waterfront and opens the chapter on the area's history as a place for leisure and recreation. Although the building materials and design, a cinder-block building with extensive porches, are not architecturally significant and may be easily reproduced, the building's cultural and historic significance is unique to Alexandria and specifically suited to its waterfront location. Retention and preservation of this building promotes the general welfare by attracting tourists, generating business and conveying the City's history. Furthermore, the retention of this building is consistent with the Waterfront Master Plan.

It should be noted that the reuse of the building as a restaurant, or other public building, will require significant structural and accessibility improvements, including reconstruction of the porches and the addition of rooftop elements to make rooftop occupation feasible. The design of these alterations must, of course, be compatible with the overall character of the building and will be brought to the OHAD BAR for a Certificate of Appropriateness at that time.

Staff Recommendation

Staff recommends that the Board find the old Beachcombers Restaurant building to be historically significant under criteria #1, #5 and #6 and recommends that it be retained and adaptively reused, with any necessary alterations and modifications to be approved by the BAR in the future.

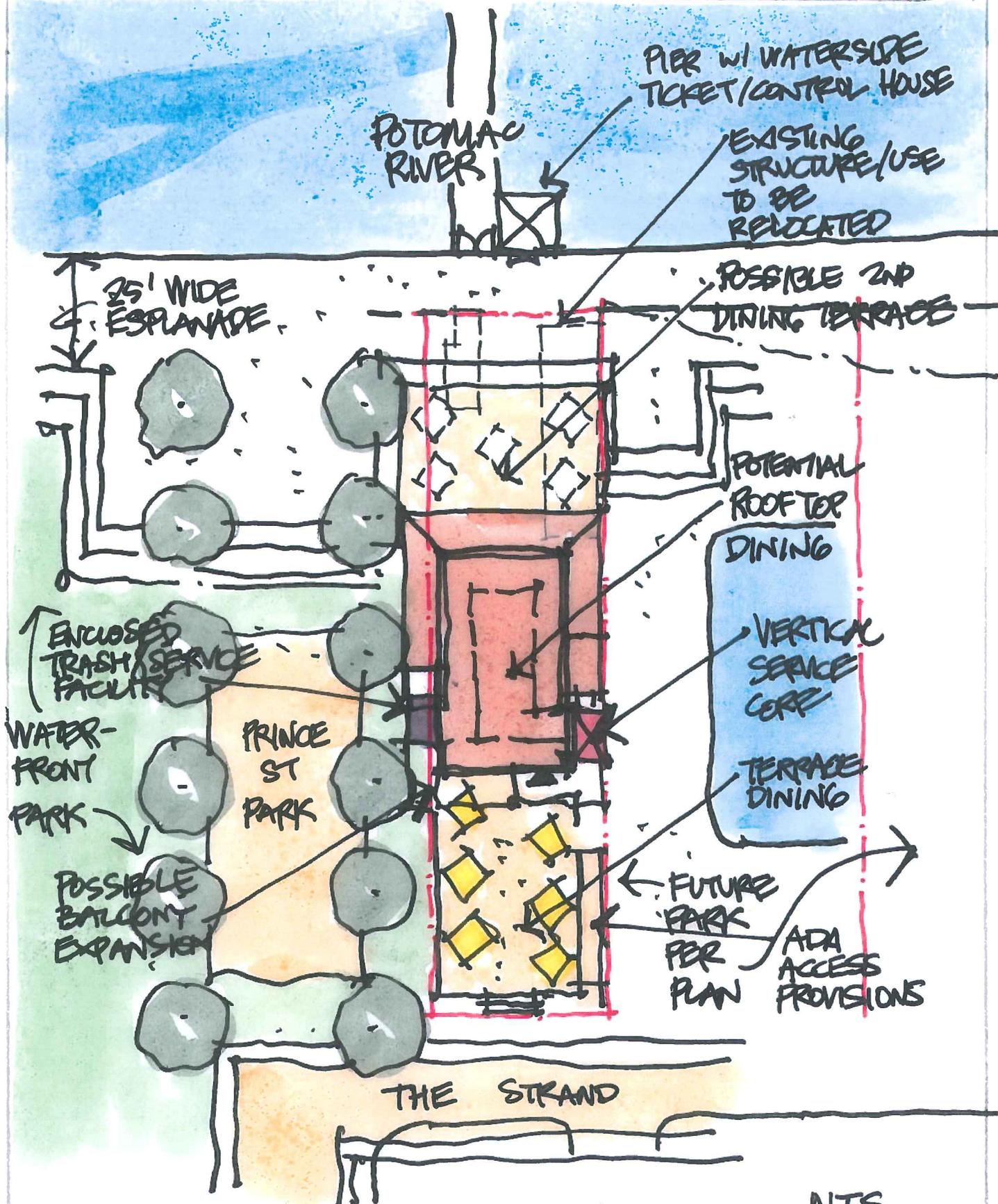
Attachment: *0 Prince Street: A Timeline*. Diane Riker, 2008. Alexandria Archaeology Studies of the Old Waterfront.

EXHIBIT 3

0 Prince Street Timeline, by Diane Riker (see separate document)

EXHIBIT 4

Waterfront Plan Site Concept (following page)



THE BEACHCOMBER.

N.T.S.
9.11.2012

EXHIBIT 5

Alpha Corporation Building Analysis, dated July 23, 2012 (see separate document)

Appendix B

Required Forms

FORM 1

REQUEST FOR PROPOSALS RESPONSE FORM

In compliance with this Request for Proposals, the undersigned acknowledges that he/she has read and understands all of the conditions imposed herein and offers and agrees to perform in accordance with the attached proposal or as mutually agreed upon by subsequent negotiation. The undersigned represents that he/she is authorized to submit the foregoing proposal on behalf of the proposer's company or business entity and to offer the terms and provisions described therein.

Name: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Telephone: _____ Contact Person: _____
State Tax I.D. Number: _____
Federal Tax I.D. Number: _____

FOR EACH ITEM LISTED BELOW PROVIDE THE INFORMATION REQUESTED:

1. Annual Lease Price for Property: _____
2. Nature of Proposed Development:

3. Development Schedule:

4. Commencement Date: _____
5. Completion Date: _____
6. Attach information that demonstrates the proposer's present ability and capacity to develop the Property as proposed.
7. Attach a list of commercial developments currently underway or completed within the past ten (10) years and the names, addresses, and telephone numbers of the landowners /lessors or other contact persons.
8. Attached Required Submittals

Name: _____ Date: _____
Signature: _____

FORM 2

REQUIRED REFERENCES

Attach a list of three (3) business and financial references, including the names, addresses and telephone numbers of the appropriate contact persons.

References shall be shown on this Request for Proposal form in the format provided below.

1) Name of Company _____
Contact Person and Title _____
Telephone Number (_____) _____
Describe Contract Work _____

2) Name of Company _____
Contact Person and Title _____
Telephone Number (_____) _____
Describe Contract Work _____

3) Name of Company _____
Contact Person and Title _____
Telephone Number (_____) _____
Describe Contract Work _____

FORM 3

REQUIRED LIST OF OFFICERS

Attach a list of the names and addresses of the officers, directors, partners, or owners, as applicable, of proposer's company or business entity.

References shall be shown on this Request for Proposal form in the format provided below.

1) Name of Officer _____
Title _____
Telephone Number (_____) _____
Describe Role _____

2) Name of Officer _____
Title _____
Telephone Number (_____) _____
Describe Role _____

3) Name of Officer _____
Title _____
Telephone Number (_____) _____
Describe Role _____

FORM 4

EQUAL EMPLOYMENT OPPORTUNITY AGREEMENT

The contractor hereby agrees:

- (1) Not to discriminate against any employee or applicant for employment on account of race, color, religion, sex, ancestry, national origin, marital status, sexual orientation, age or handicap, except as is otherwise provided by law.
- (2) To implement an affirmative action employment program as defined in section 12-4-3 of the Code of the City of Alexandria, Virginia, 1981, as amended, to ensure non-discrimination in employment under guidelines to be developed by the commission and approved by the city council.
- (3) To include in all solicitations or advertisements for employees placed by or in behalf of the contractor the words "Equal Opportunity Employer" or a symbol, approved by the Alexandria Human Rights Commission, meaning the same.
- (4) To notify each labor organization or representative of employees with which said contractor is bound by a collective bargaining agreement or other contract of the contractor's obligations pursuant to this equal employment opportunity clause.
- (5) To submit to the city manager and the city's human rights administrator, upon request, no more frequently than annually, regular equal employment opportunity reports on a form to be prescribed by the city manager.
- (6) To make reasonable accommodation to the known physical or mental limitations of an otherwise qualified handicapped applicant or employee unless the contractor can demonstrate that the accommodation would impose an undue hardship on the operation of the contractor's business, factors to be considered include but are not limited to, the following;
 - a. the overall size of the contractor's business with respect to the number of employees, the number and type of facilities and size of budget;
 - b. the type of the contractor's operation, including the composition and structure of the contractor's work force; and
 - c. the nature and cost of the accommodation needed. Contractor may not deny any employment opportunity to a qualified handicapped employee or applicant if the basis for the denial is the need to make reasonable accommodation to the physical or mental limitations of the employee or applicant.
- (7) To include the provisions in paragraphs hereof in every subcontract so that such provisions will be binding upon each subcontractor.
- (8) In the event of the contractor's non-compliance with any provision, upon a finding of such non-compliance by the city's human rights commission and certification of such finding by the city manager, the city council may terminate or suspend or not renew, in whole or in part, this contract.

SIGNATURE _____

FORM 5

CERTIFIED STATEMENT OF NON-COLLUSION

A. This is to certify that the undersigned is seeking, offering or agreeing to transact business or commerce with the City of Alexandria, a municipal corporation of Virginia, or seeking, offering or agreeing to receive any portion of the public funds or moneys, and that the offer or agreement or any claim resulting there from is not the result of, or affected by, any act of collusion with another person engaged in the same line of business or commerce; or any act of fraud punishable under Article 1.1 (Virginia Governmental Frauds Act), Chapter 12 (Miscellaneous), Title 18.2 (Crimes and Offenses Generally) of the Code of Virginia (1950), as amended.

B. This is to further certify that the undersigned has read and understands the following:

(1) The City is authorized by Section 18.2-498.4 of the Code of Virginia (1950) as amended, to require this certified statement. That section also provides that any person required submitting this statement who knowingly makes a false statement shall be guilty of a Class 6 felony.

(2) Section 18.2-498.3 of the Code of Virginia (1950), as amended, provides that any person, in any commercial dealing in any matter within the jurisdiction of any local government or any department or agency thereof, who knowingly falsifies, conceals, misleads, or covers up by any trick, scheme, or device a material fact, or makes any false, fictitious or fraudulent statements or representations, or makes or uses any false writing or document knowing the same to contain any false, fictitious or fraudulent statement or entry, shall be guilty of a Class 6 felony.

(3) Section 59.1-68.7 of the Code of Virginia (1950), as amended, provides that any combination, conspiracy or agreement to intentionally rig, alter or otherwise manipulate, or to cause to be rigged, altered or otherwise manipulated, any bid submitted to any governmental unit for the purpose of allocating purchases or sales to or among persons, raising or otherwise fixing the prices of goods or services, or excluding other persons from dealing with the state or any other governmental unit shall be unlawful. Any person violating the foregoing shall be guilty of a Class 6 felony.

SIGNATURE _____

FORM 6

DISCLOSURES RELATING TO CITY OFFICIALS AND EMPLOYEES

A. I hereby state that, as of this date (check one):

- Our firm has no reason to believe that any member of the City Council, any official or employee of the City, or any member of any commission, committee, board or corporation controlled or appointed by the City Council has already received, in connection with or related in any way to this contract, or has been promised, in the event this contract is awarded to the firm, any commission, finder's fee or other thing of value

- Our firm has reason to believe that the following City Council members, City officials and/or employees, and/or members of a Council-appointed or -controlled commission, committee, board or corporation have already received, in connection with or related in any way to this contract, or have been promised, in the event this contract is awarded to the firm, any commission, finder's fee or other thing of value:

Name, title/position

Name, title/position

B. I hereby state that, as of this date:

- Our firm has no reason to believe that any member of the City Council or any official or employee of the City would or may be financially affected, whether affirmatively or negatively, and whether personally or through a spouse or other family member, if this contract were awarded to the firm

- Our firm has reason to believe that the following members of the City Council and officials and employees of the City would or may be financially affected, whether affirmatively or negatively, and whether personally or through a spouse Or other family member, if this contract were awarded to the firm:

Name, title/position

COMPANY NAME AND DATE _____

SIGNATURE _____