

**REQUEST FOR PROPOSALS
RENTAL OF TOWN-OWNED PROPERTY
TOWN OF JAMESTOWN**

November 28, 2007

REQUEST FOR PROPOSALS

The Town Council of the Town of Jamestown seeks proposals for the rental of Town-owned property identified as Tax Assessor's Plat 8, Lot 530 (the "Property"). The Property is a vacant parcel of land containing approximately 18,200 square feet of land area located at the western end of Narragansett Avenue at West Ferry. The Town seeks proposals from qualified respondents to rent the Property for waterfront and marine-related activities only. The Property may be rented by any private party(ies), organization or other legal entity that will covenant and warrant in the lease agreement to the restricted use of the Property for waterfront and marine-related use only and that is compatible with the surrounding neighborhood.

Respondents are required to submit one (1) original and eight (8) copies of the following information for their response to be considered by the Town:

1. Name or identity of proposed lessee.
2. Amount of proposed lease agreement in U.S. Dollars.
3. Intended use and lease terms of the Property.
4. Measures/methods to enhance the Property.
5. Proposed initiation date of the lease agreement if approved by the Town Council.
6. All other terms and conditions of the offer.

This information must be submitted to Bruce Keiser, Town Administrator no later than 11:00 a.m. on December 13, 2007. No offers submitted after the filing time and date will be considered. All offers must be accompanied by a deposit in the form of a bank check and/or wire transfer of ONE THOUSAND DOLLARS (\$1,000.00) made payable to the Town of Jamestown. All checks received by the Town will be returned to the offeror if the offer is not selected. In the event that an offer is accepted by the Town Council, the deposit will be maintained by the Town in an escrow account until the signing of the lease agreement. The deposit will be credited toward the rental fee at the lease closing. In the event that the selected offeror does not complete the transaction for any reason at all, the Town shall retain the deposit as liquidated damages.

The Town of Jamestown reserves the right to reject any and all offers. If any offer is selected, the Town Council shall select that offer that they determine is in the best overall interest of the Town. While the rental fee is considered a material factor in any selection decision process, other terms of an offer shall be given due consideration and weight in the

overall evaluation of each offer. The Town of Jamestown may investigate, require confirmation of information furnished and require additional evidence of ability to perform by any offeror submitted pursuant to this RFP. The Town of Jamestown reserves the further rights to:

1. Reject any or all of offers if it deems such action is in the public interest;
2. Issue subsequent Requests for Proposals;
3. Cancel the entire Request for Proposals;
4. Remedy technical errors in the Request for Proposals process;
5. Appoint an evaluation committee to review the proposals;
6. Seek the assistance of outside technical experts in the evaluation of offers;
7. Establish a short list of respondents for interviews after an initial review of offers;
9. Negotiate with some, all, or none of the respondents;
10. Solicit best and final offers from all or some of the respondents;
11. Accept an offer other than the highest rental offer; and
12. Waive informalities and irregularities in proposals and the RFP process.

This RFP does not commit the Town of Jamestown to enter into a contract, nor does it obligate the Town of Jamestown to pay for any costs incurred in the preparation and submission of proposals or in anticipation of a lease agreement.