

PUBLIC NOTICE
REQUEST FOR PROPOSALS
FOR RESTAURANT OPERATION SERVICES
ISSUED BY THE
WAXAHACHIE PARTNERSHIP, INC
BOARD OF DIRECTORS AND
MKT DEPOT COMMITTEE

The Waxahachie Partnership, Inc. Board of Directors, in conjunction with the Depot Committee, is currently accepting proposals from interested individuals/firms to operate a restaurant in the restored MKT Depot in downtown Waxahachie.

The goal of the RFP process is to identify a preferred candidate and enter into negotiations to reach an agreement that will maximize the depot's potential to become the southern anchor of the Central Business District and to aid in the revitalization of downtown Waxahachie.

Interested individuals or firms should submit twelve (12) copies of their proposal no later than 10:30 a.m., Monday, August 16, 2010 to:
Anita Williamson
Downtown Development Director
City of Waxahachie
401 S. Rogers
Waxahachie, Texas 75165

Questions about this RFP should be addressed to Downtown Development Director, Anita Williamson, at 972-937-7330 x 198 or awilliamson@waxahachie.com. Facility tours will be provided by appointment and subject to availability of the facility during the construction process. To schedule an appointment please call Anita Williamson at the number listed above.

The Waxahachie Partnership, Inc. Board of Directors and the Depot Committee reserve the right to waive any formality and reject all or part of any proposal.

**Request for Proposals
Historic MKT Depot
Restaurant Operation Services**

The Waxahachie Partnership, Inc. is a non-profit 501(c)3 corporation that is charged with overseeing the implementation of the Waxahachie Downtown Master Plan. It functions under the auspices of the City of Waxahachie and is bound by all requirements that entails. The MKT Depot Committee is a group of individuals from many historic and civic organizations that have been involved in the acquisition and restoration of the depot.

BACKGROUND

The MKT Depot was originally constructed in 1908. It served the community as a stop on the Missouri-Kansas-Texas rail line for many years. This rail line carried soldiers to and from several wars and helped distribute the massive amounts of cotton that were produced in Ellis County. Over time the MKT affectionately became known as the "Katy" depot. Passenger traffic ended at this depot in the 1960's and freight traffic stopped in the 1980's. Since that time, the depot has either been empty or used for less than optimal purposes.

The City of Waxahachie purchased the depot in 2008. At that time it was being used as storage for Boyce Feed and Grain Corp. and had fallen into serious disrepair. In collaboration with Historic Waxahachie, Inc. and community leaders, the City seeks to preserve this historic structure while utilizing it for a modern purpose.

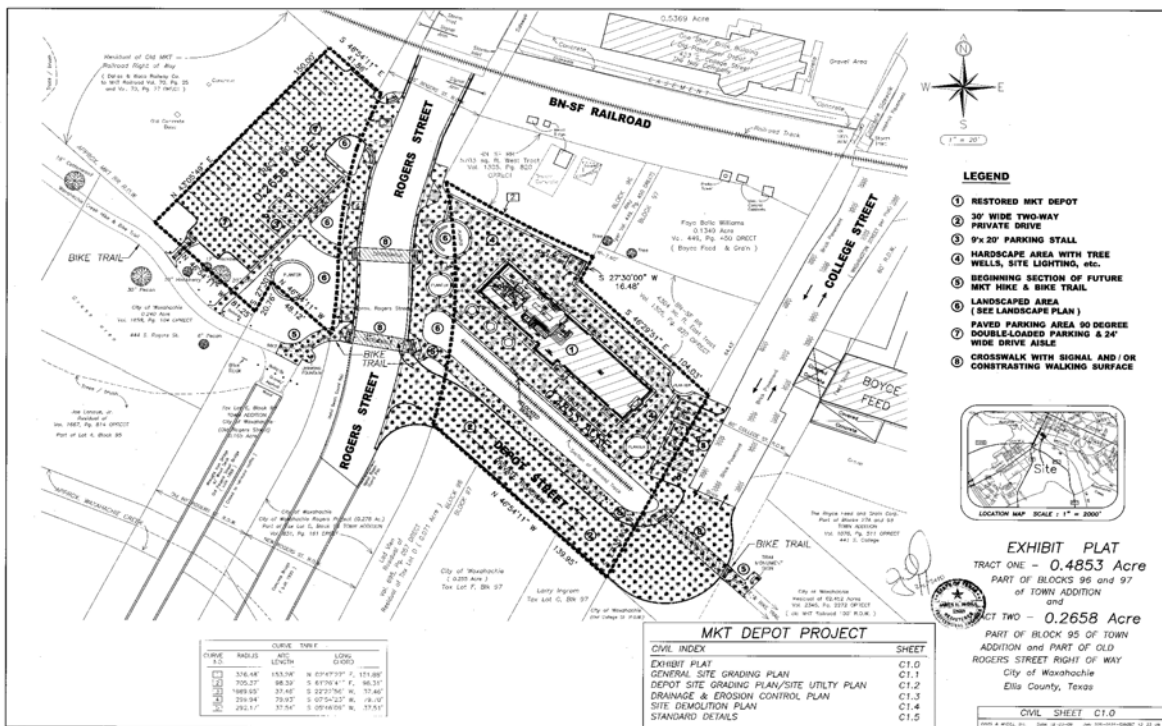
VISION

Over the past several years, downtown Waxahachie has been experiencing a rebirth and revitalization. Ellis County just completed construction of a new court and administration building which will bring an additional 100+ workers to the downtown area each week day. The City of Waxahachie constructed a three story, 317 space parking garage in conjunction with this project. Many new shops, restaurants, and entertainment venues have also located in the downtown area.

The area around the depot has contributed to this revitalization in the southern part of the downtown. The Nay Company recently restored the historic depot in which they office and Boyce Feed and Grain added on to their historic building with a beautiful 8000+ square foot

expansion. No longer just a feed store, they now sell clothing, jewelry, house wares, and other goods in their facility.

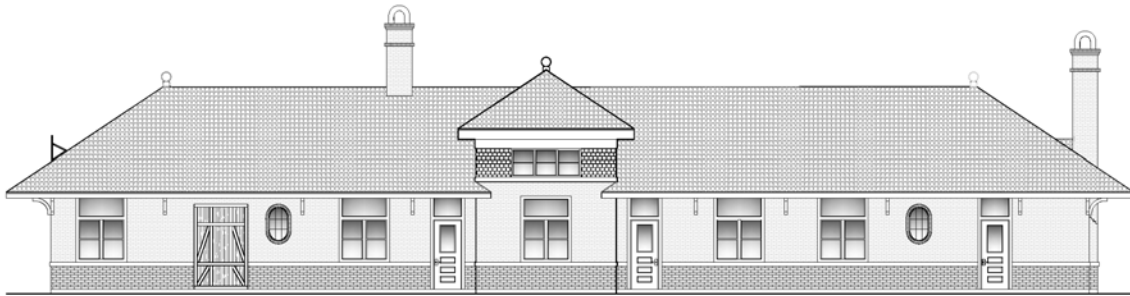
The committee is seeking a destination restaurant with a high quality offering as unique as the facility itself. The restoration of the MKT Depot is expected to contribute significantly to the revitalization of the southern portion of the Central Business District. In addition to the depot itself, and the restaurant which will be housed in it, the area around this property will incorporate many elements from the Downtown Master Plan. They include an extension of the hike and bike trail, a parking area with amenities for trail users and patrons, outdoor areas which may be used for festivals and community events, and a rail car on display in front of the depot.



MKT Depot Project Site Plan

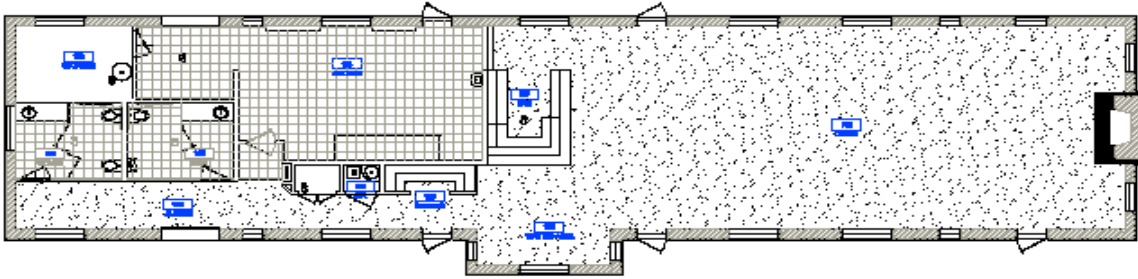
FACILITY

The MKT Depot is located at 501 S. Rogers Street in downtown Waxahachie. It is currently undergoing restoration. The exterior of the depot building will be restored as nearly as possible to its historic appearance. The interior of the building will be completely changed to accommodate the adaptive reuse of this building as a restaurant.



Restored MKT Depot Front Elevation

Total square footage of the interior of the depot is 2970. As planned, the interior will be configured as follows:



MKT Depot Interior Floor Plan

There will be two ADA accessible bathrooms at the west end of the depot. The capacity of the restaurant is estimated at 75 people in the dining area, allowing for 15 square foot per diner. There will also be the opportunity to have additional tables on an outdoor patio. It is not currently estimated how many additional diners this would seat but this area will be key to the ambiance of the restaurant.

Construction plans call for all electrical, plumbing, and landscaping to be done during the restoration process. An appropriate grease trap and vent hood to accommodate the size of the proposed restaurant will be included in the finished project. All other kitchen/restaurant furniture, fixtures and commercial kitchen equipment will be supplied by the chosen tenant.

A parking lot located across Rogers Street to the west of the depot will contain 22 parking spaces. These spaces will accommodate the hike and bike trail as well as the depot. Additionally, there are four handicapped parking spaces located at the east end of the depot.

There are also additional public parking lots and on-street parking available within a close walking distance.

It is expected that much of the lunch clientele at the restaurant will come from downtown workers and thus be of a pedestrian nature. In the evenings, several parking areas utilized by daytime businesses around the depot will be available for restaurant use.

Full construction plans for the depot and surrounding areas are available for review at City Hall in the office of the City Secretary. City Hall is located at 401 S. Rogers, Waxahachie, or you can call 972-938-2101 x 141.

PROPOSALS

Qualifications

Proposals shall include at least three professional references. Please provide current contact information as well as a statement describing the nature of your professional relationship with each.

Additionally, please provide a concise outline of similar work and experience in related business ventures that would demonstrate competency in this industry.

Operations/Management

Proposals should include type of restaurant being proposed including hours of operation and sample menu, staffing levels, date restaurant would be ready to open, intent to acquire/not acquire alcohol sales permit, and a management plan for the depot based on demographics, market, and lifestyle trends.

Proposals should also include a business/operational plan which outlines start-up costs as well as an initial operating budget and should assume market-level lease rates and terms. Additionally, please provide a three year pro-forma operating budget.

SELECTION SCHEDULE

Request for Proposals released	June 28, 2010
Receive proposals	August 16, 2010
Interview candidates	August 25-27, 2010
Select one candidate	TBA
Negotiate with candidate	TBA
Recommendation to City Council for approval	TBA

SELECTION PROCESS

The Waxahachie Partnership, Inc. Board of Directors and the MKT Depot Committee reserves the right to accept or reject any part or all of a submitted proposal.

The Board will review proposals and determine the most qualified candidate based on past experience, expertise in the field, soundness of business plan, compatibility with the intended use vision, and candidate's ability to successfully execute.

Negotiations of contractual terms for the management and operation of the restaurant facility will begin after the most qualified proposal has been identified. If terms cannot be agreed upon, then negotiations with the most qualified proposer will be terminated and then will begin with the next most qualified firm.

At the conclusion of successfully negotiating the contractual terms, Waxahachie Partnership will then present a recommended contract to the Waxahachie City Council for formal approval.

The selected operator must comply with all state laws and local ordinances, including but not limited to payment of all sales and alcohol taxes, food handlers and restaurant management certifications, and compliance with all Health Department regulations for proper restaurant operation.