



# **REQUEST FOR PROPOSALS**

## **LEASE AND DEVELOPMENT OF THE DEANERY**

**1103 MAIN STREET,  
DAVENPORT, IOWA**

*OWNED BY  
TRINITY EPISCOPAL CATHEDRAL*

## **Proposals should include:**

- **Ownership and/or lease terms, length of agreement**
- **Intended use**
  - o **Compatibility with church mission**

*The Mission of the Parish of Trinity Episcopal Cathedral is to be a ministering community, which restores all people to unity with God and each other in Christ. We carry out this mission as we pray and worship, seek spiritual renewal, preach and teach the Gospel to all ages, reach out in service and evangelize in the name of Christ.*

- **Renovation and maintenance plans**
  - o **Existing financial resources**
  - o **Review and acceptance of covenants**
  - o **Schedule for redevelopment**





## I. INTRODUCTION and GENERAL INFORMATION

This request for proposal is designed to identify parties interested in entering into a lease agreement with Trinity Episcopal Cathedral to lease, repair maintain and re-use the this church-owned building, located at 1103 Main Street in Davenport, Iowa and known as 'THE DEANERY'. The successful proposal will include a plan which demonstrates the intention and financial ability to use and maintain the building in a manner compatible with the area, and with the church's mission, the historic significance of the building, the prevailing city ordinance and the City's Comprehensive Plan.

The building (THE DEANERY) is at the northeast corner of Main Street and Palmer Drive (formerly known as 11th Street). It is part of the Trinity Episcopal Cathedral property, which is occupies the city block bordered by Palmer Drive to the south, 12th Street to the north, Brady Street to the East and Main Street to the west. THE DEANERY

was built as a residence for the Bishop, the chief cleric of a cathedral in the Episcopal Church.

It was constructed from limestone block in 1930, and built in the American Foursquare style. It has two floors, with combined square footage of 4,955 sq. ft. The building is adjacent to the main parking lot

of the church. It is identified as a contributing structure in the City of Davenport's College Square Historic District, and as such could qualify for State of Iowa Historic Tax Credits.

The building was last used as the residence of the dean in 2009. The Cathedral is now researching possible uses for the building which would be compatible with the church's mission, ideally augmenting and enhancing it.



## I. SUBMITTAL REQUIREMENTS

The following information must be included in each proposal in order to be eligible for consideration.

1. The intended use of the building and grounds, including whether the building is to be used by the developer/lease, a sub-lease or a combination of both.



2. A development summary statement describing in detail the proposed improvements or alterations to be made to the property.
3. A proposed time schedule for the repair/remodeling project and occupancy of



the building.

4. Estimated project cost and financial resources available to complete the project.
5. The proposed rent to be paid to the Parish of Trinity Episcopal Cathedral.
6. A list of similar projects completed by the developer and by the contractor who will be employed for the project.
7. The proposal shall contain the full name of the person, firm or corporation submitting the proposal and the address of same.
8. The proposal must be signed by the party submitting the proposal of an official of the corporation authorized to enter into a lease agreement.
9. The proposal must contain a statement to the effect that the Lessee agrees to accept immediate responsibility for the security and maintenance of the proposed site upon execution of the agreement.

## II. SELECTION CRITERIA

Proposals must be received and date stamped no later than

---



After receipt of

proposals, a Selection Committee appointed by the Dean and Vestry will review all proposals in a fair, equitable and objective manner. Confidential financial information will be closely guarded by the Selection Committee. Evaluation and recommendation of the Committee will be based on, but not necessarily limited to, the following criteria:

1. Proposed use of the building
2. Qualification, previous experience and financial responsibility of the

2. Qualification, previous experience and financial responsibility of the party submitting the proposal.
3. The quality of the proposed improvements and/or modifications, including interior and exterior feature, as well as the retention of original features of historical significance.
4. Conditions, if any, attached to the proposal.
5. Proposed rent to be paid to the Parish of Trinity Episcopal Cathedral.

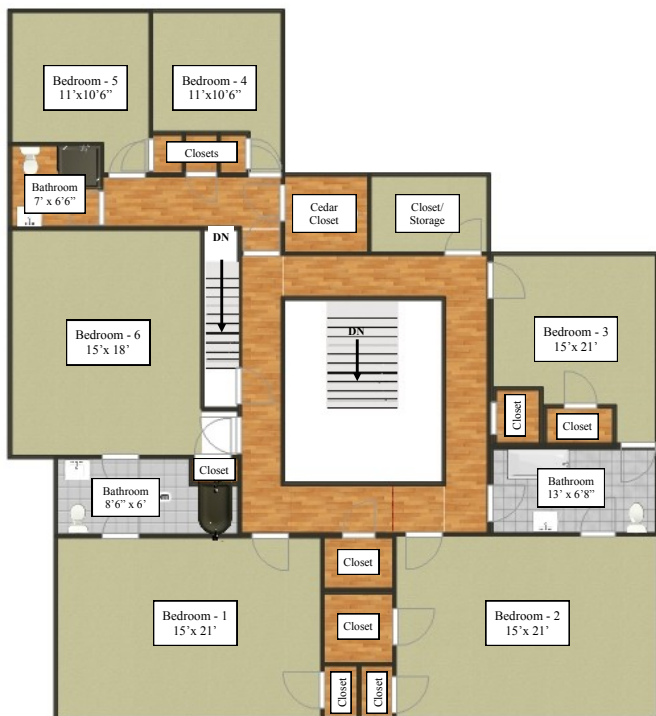
#### Selection Process

The selection of the preferred proposal will utilize the following steps:

1. The Selection Committee will review all proposals submitted.
2. Parties who have submitted complete proposals may be asked to give an oral presentation before the Selection Committee.
3. The Selection Committee will prepare a recommendation for the Vestry, indicating their preferred proposal and basis for their selection.
4. A gathering of the Trinity Episcopal Cathedral membership and interested parties will be scheduled and held to hear of the Selection Committee's recommendation, after which the Vestry may act upon the proposals.
5. A lease will be drafted by appointed members of the vestry for execution by the party submitting the selected proposal and the Parish of Trinity Episcopal Cathedral.

*Possession of the building will be granted upon lease approval by the vestry of the Parish of Trinity Episcopal Cathedral.*





# THE DEANERY

1103 MAIN STREET,  
DAVENPORT, IOWA

*OWNED BY  
TRINITY EPISCOPAL CATHEDRAL*

All questions, inquiries and responses may be directed to:

**The Very Reverend Dr. John Horn**

**Trinity Episcopal Cathedral**

**121 West 12th Street**

**Davenport, Iowa 52803**

**[john@qctrinity.org](mailto:john@qctrinity.org)**

**563-323-9989**

**Proposal deadline November 1, 2019**