

REQUEST FOR PROPOSALS

**Original W. A. Foster Recreation Center
516 S. Leslie Street
Goldsboro, NC 27530**

DUE BY FEBRUARY 27, 2017

History

A RESOLUTION REDEDICATING THE LESLIE STREET COMMUNITY CENTER TO THAT OF THE W. A. FOSTER RECREATION CENTER was signed on JUNE 3, 1974. W. A. Foster possessed a close affinity with the Leslie Street Community Center. W. A. Foster served on the Leslie Street Community Center Board of Directors from its inception in 1936 to its disbandment in 1970: being Chairman of this body for 15 of these years. While serving on this commission, he was instrumental in developing the Carver Heights swimming pool, establishing the Mina Weil Park and advocating the concept of a swimming pool for Peacock Park. The City honored the exemplary life of W. A. Foster and the meaning he gave to the lives of all who knew him. The Leslie Street Community Center was renamed at a formal dedication ceremony in honor of this great individual as the W. A. Foster Recreation Center.

Originally build in 1938, the W. A. Foster Recreation Center has an indoor basketball court, a game room, meeting rooms, a kitchen and an outdoor play ground area. The facility has hosted many educational, recreational and athletic programs. The facility closed its doors in April 2016 as the City opened a newly constructed W. A. Foster Recreation Center located in Mina Weil Park at 1012 S. John St., Goldsboro, NC 27530.

The City of Goldsboro is now accepting proposals for potential use of this property located at: 516 S. Leslie St., Goldsboro, NC 27530, which are **Due by 5:00 pm on Monday, February 27, 2017**. The prospective new ownership will need to show an ability to maintain the grounds and facility plus meet the minimum evaluation criteria. Please contact: Octavius Murphy, Assistant to The City Manager, City of Goldsboro, PO Drawer A, NC 27533. (919) 580-4330 Office or omurphy@goldsboronc.gov email

Building Specifications

Square footage	.....	13,204
Year Built	.....	1938
Construction Type	.....	Brick
Acreage	.....	1.4
Tax Value	.....	\$ 500,000
Average Monthly Utilities	.....	\$ 1,400
Annual cost for Insurance	.....	\$ 2,000

Building Improvement Needs

HVAC system repair and Asbestos Abatement	.....	\$ 94,000
New and/or repair roof	.....	\$ 40,000

Note: The City is willing to make these improvements, but does not address many cosmetic or change of use requirements.

City of Goldsboro Proposal Criteria

All candidates for occupancy must meet proposal evaluations

- ❖ Should be able to describe the nature of the enterprise and type of use intended.
- ❖ Will have to show proof of sustainability including maintenance of facility and grounds.
- ❖ Must demonstrate an ability to operate a successful field of operation.
- ❖ Provide an operations plan.
- ❖ Must identify primary ownership and willingness to partner with other agencies (identify those partnerships proposed).
- ❖ Show Nonprofit or For Profit status.
- ❖ Show their Financial Snapshot:
 - Forecast the annual revenue (1st year, 3rd year and 5th year)
 - Forecast annual expenses (1st year, 3rd year and 5th year)
- ❖ Be prepared to discuss your work related experience.
- ❖ Present any recommended capital improvement plans.

