

PROPOSAL

President and Members of Borough Council
BOROUGH OF SOUDERTON
31 W. Summit Street
Souderton, PA 18964

Gentlemen:

Pursuant to and in compliance with your advertisement for bids, a copy of which is included herein, and the information to bidders, related thereto, the undersigned Bidder declares he has examined the subject property and associated bid specifications and related conditions and submits the following proposal:

Bidder shall purchase the property known as 30 West Broad Street at the price of :

Two Hundred Thousand Dollars (\$ 200,000.00)

A certified check or bank cashier's check in the amount of \$15,000.00 is enclosed and made payable to the Borough of Souderton, to serve as security and is forfeitable if the undersigned fails to execute a purchase agreement within ten (10) calendar days from notice of award.

Barbara J. Amick-Johnson
Bidder's Signature

30 West Partnership, LLC.
Printed Name and Title

711 Hyde Park
Address

Doylestown, PA 18902
City, Zip Code

215 3454603
Telephone

MARKET AT 30 WEST

Redevelopment of 30 W. Broad Street, Souderton, PA

September 18th 2017

Souderton Borough

Souderton Municipal Building

31 West Summit Street

Souderton Pennsylvania

30 West Partnership, LLC

711 Hyde Park
Doylestown, PA
18902

P 215.345.4603
F 215.345.4610
www.realliancedev.com

**Proposal to
Purchase**

The Team

About us

30 West Partnership, the development team, is uniquely qualified to undertake the redevelopment of 30 West Broad Street. Our experience over the past 30 years in architecture, real estate development, property management and volunteering allows us to creatively repurpose buildings that benefit the community and its residents.

Peter Stampfl is the Managing Principal with Stampfl Associates, LLC a Doylestown based architectural firm specializing in the adaptive reuse of Historic and infill projects. He is also a partner with reAlliance, LLC Real Estate Development.

Some of the design firm's successes are:

Goodnoe's Corner

A Bucks County landmark repurposed as a mixed-use development. 31,150 sf Retail, Pub, Restaurant, Pharmacy, Bank and Apartments.

Freight House Restaurant in Doylestown

A historic railway warehouse transformed into a dynamic, 20,000 sf, neighborhood restaurant.

Holicong Office

Repurposed a neglected Historic building into a successful, vibrant office use.

For more information regarding Stampfl Associates please visit our website www.StampflAssociates.com.

Joseph Price has 30 years' experience in construction and land development with a vision that assists community growth in the future.

President for over 30 years of Stuart E. Price & Co., Inc. a full service construction management company.

Partner - Granor Price Homes for 28 years

Partner - reAlliance, LLC. Land Development for the past 4 years

Joseph and Peter are the partners of reAlliance, LLC Real Estate Development, www.realliancedev.com. They believe in planning, designing, repurposing and building sustainable communities. Inspired planning can create vibrant communities and future opportunities for neighborhoods and economic development. One of their goals is planning for successful future generations.

They are currently working with Perkasio Borough and are an integral force in the revitalization of the town center. An example of this is the construction of a new 18,000 sf building, the American House on the site of former structure destroyed in the 1988 fire that changed the face of Perkasio's town center. The new American House honors the small town Victorian feel of the community. This new building consists of 5800 sf of retail space on the first floor and 10 apartments on the 2nd and 3rd floors.

Other examples of their successes are:

Clinton Street Townhomes in Lambertville, New Jersey

3 custom Townhomes along the historic D & R Canal

The River's Edge Luxury residences in New Hope, PA

4 residences in repurposed barge warehouse

399 Springdale Avenue in Hatboro, PA

11 Townhouse style Apartments

Dr. B Smith is a successful veterinarian practicing in this area since 1993. Dr. Smith has always been interested in working with the community leaders. The gift of bringing people together has provided a bridge of understanding the opportunities and challenges of the small cities and towns. Her Work at the Apple Blossom School in the Twin Hills School District located in Sebastopol, California is a great example of the connectedness that was achieved between the longtime residents and the newer Hispanic population.

The Jogathon, Holiday Giving Program, Athletic program for the younger grades and the ice cream social were all programs started by Dr.

Smith and other strong women in the community, and after 20 years still carry on.

Dr. Smith's love of the Main Street USA Project inspired her to buy a building on Main Street, Souderton 5 years ago. The practice has grown very quickly because of her vision of providing a veterinary service with true compassion, family values, mutual respect and connectedness to the community.

Her newest building at 9 North Main Street will be another gathering spot for families. The retail business will open fall of 2017.

The Concept

A Vibrant Public Market

The development Team has a passion for infill development and the positive impact it can have on a community. Our recent infill projects have taken underutilized properties and created needed retail & residential spaces for residents and business owners. We believe these projects aid in enhancing sense of community by creating unique, vibrant spaces, vital for a town center.

Market at 30 West will be the place to **GATHER, SHOP** and **ENJOY LIFE**.

The property at 30 West Broad Street is the first phase of what will hopefully be a two phase development. The adjacent theatre would be the next step in creating an exciting retail, restaurant, arts and theatre district. We view the combined properties as a gateway initiative for the southern end of Souderton via Broad Street.

For reference we have attached concept drawings which illustrate the Market concept we are proposing for the 30 West Broad Street property. A mix of retail, restaurant and gathering spaces comprise the first and second floors. A roof garden and community room can be leased by tenants or residents of the community for special events.

The team has visited in person or via internet similar projects in the area to understand the market demand, viability and keys to success for these types of developments. The Bourse Building, Philadelphia, Easton Public Market and Hopewell Market are some of the operating Markets researched.

The benefits of the *Market at 30 West* will touch many facets of the community such as: business owners, visitors and Borough residents. This goal can be achieved by attracting a diverse group of consumers to gather, eat and shop. This initiative will provide jobs, increase arts and historic revitalization as well as Souderton Borough's tax base.

Current businesses will enjoy the increased traffic to the area.

Programs like these are achieved by a true vision, cooperation with all stakeholders and a commitment to the common goal of revitalizing the Souderton Broad Street Corridor.

Downtown revitalization is about more than making physical improvements, it's about bringing people together in a way that makes them feel connected and that they matter. We welcome the opportunity to discuss our ideas further and thank you for your consideration of our proposal.

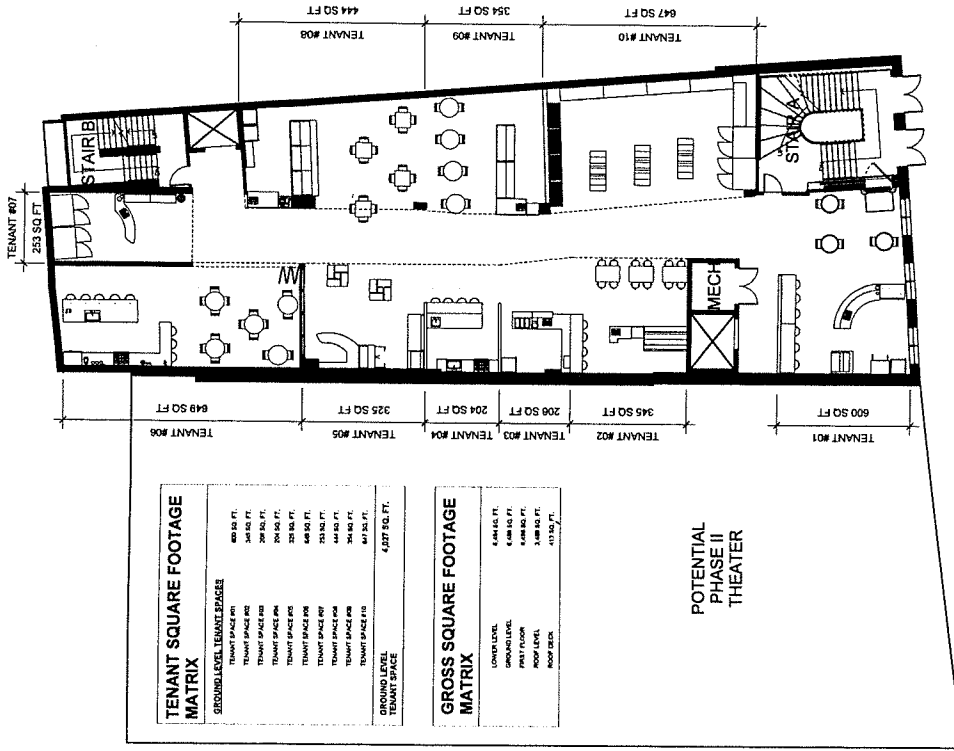
Project Milestones

Milestones & Project Tasks	Month and Year to Complete
Settlement on Property	January – March 2018
Financing for Purchase (<i>Secured/Bank Loan</i>)	January – March 2018
Selection of Architect	Selected- Stampfl Associates, LLC
Development of Construction Plans	March-May 2018
Zoning (<i>if required</i>)	February – March 2018
Bidding (Construction Costs)	May – June 2018
Project and Construction Financing (<i>Secured or through Bank Construction Loan</i>)	Bank Construction Loan- July – August 2018
Building Permit Application	July – August 2018
Selection of Contractors	August – September 2018
Commencement of Construction	September – October 2018
Substantial Completion of Construction	May 2019
Occupancy or Partial Occupancy	May 2019- May 2020

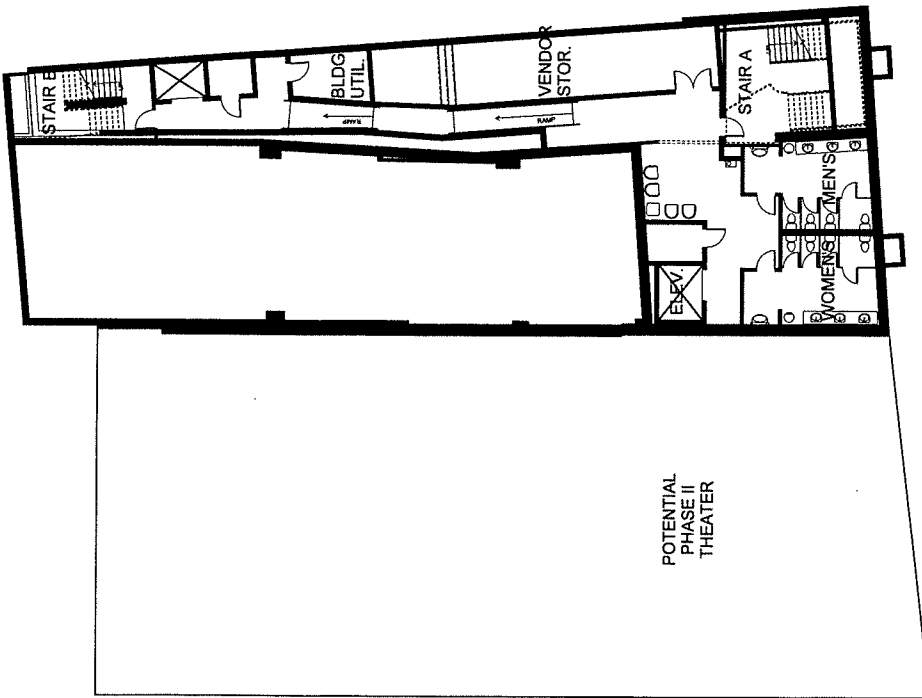
Proposal to Purchase

The Partnership has read and understands the terms of the Borough of Souderton, Montgomery County, Pennsylvania; Specifications and Bid Documents. Sale, 30 West Broad Street, Souderton, Pennsylvania.

Attached please find our completed Proposal for the purchase of 30 West Broad Street, Souderton, PA. A check in the amount of Fifteen Thousand dollars is attached per the terms of the bid documents.



GROUND LEVEL PLAN
1/8"=1'-0"



LOWER LEVEL FLOOR PLAN
1/8"=1'-0"

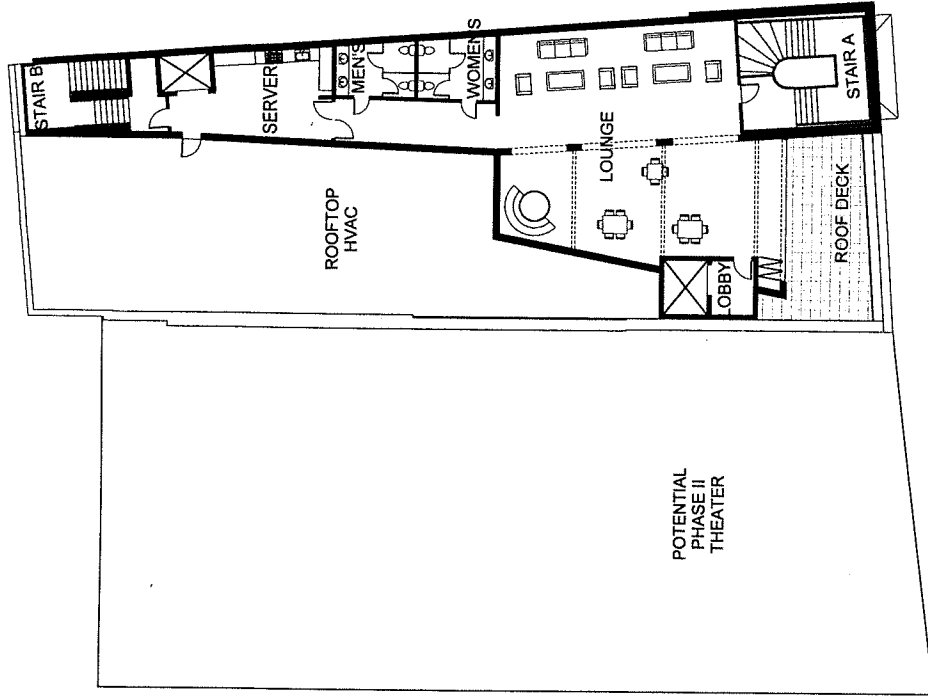
MARKET AT 30 WEST

30 WEST PARTNERSHIP LLC
711 HYDE PARK
DOYLESTOWN, PA

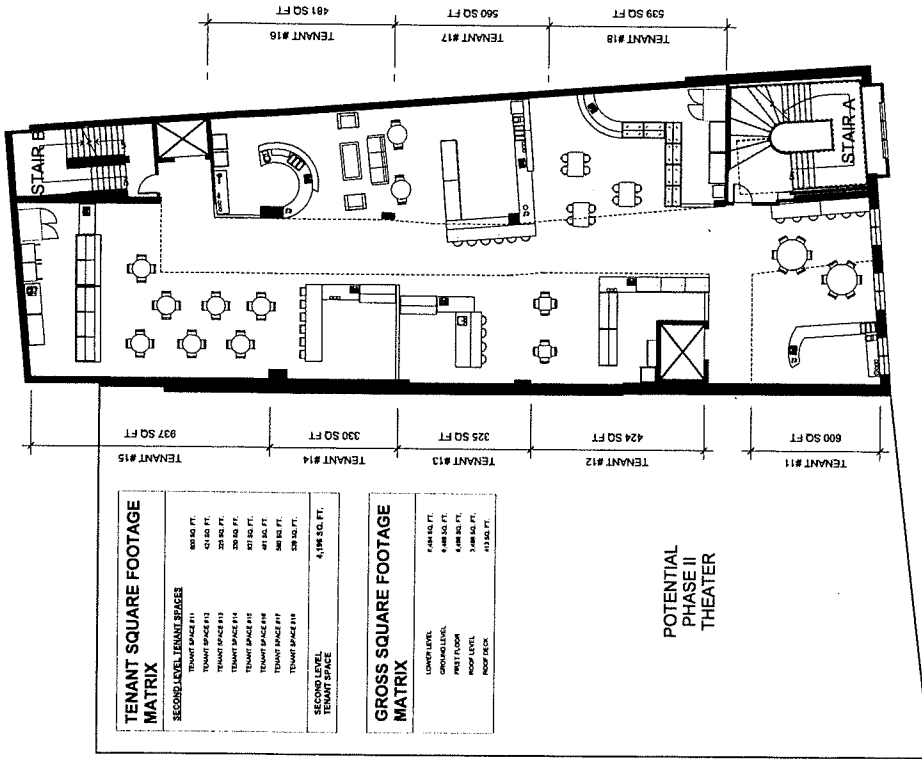
SEPTEMBER 18, 2017

Stampfl Associates
architecture • planning





ROOF LEVEL PLAN
1/8"=1'-0"



SECOND LEVEL FLOOR PLAN
1/8"=1'-0"

TENANT SQUARE FOOTAGE MATRIX	
SECOND LEVEL TENANT SPACES	
TENANT SPACE #11	800 SQ. FT.
TENANT SPACE #12	427 SQ. FT.
TENANT SPACE #13	325 SQ. FT.
TENANT SPACE #14	238 SQ. FT.
TENANT SPACE #15	137 SQ. FT.
TENANT SPACE #16	417 SQ. FT.
TENANT SPACE #17	586 SQ. FT.
TENANT SPACE #18	238 SQ. FT.
SECOND LEVEL TENANT SPACE	4,196 SQ. FT.

GROSS SQUARE FOOTAGE MATRIX	
LOWER LEVEL	6,486 SQ. FT.
GROUND LEVEL	4,482 SQ. FT.
FIRST FLOOR	4,482 SQ. FT.
ROOF LEVEL	3,482 SQ. FT.
ROOF DECK	413 SQ. FT.

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