

City of Brunswick, Georgia
Advertisement for Unsolicited Proposal
For Occupancy of the Lissner House

The City of Brunswick is requesting unsolicited proposals from private entities to occupy the Lissner House located at 1319 Union Street Brunswick, GA 31520, until February 24th, 2023. All proposals shall be submitted to 601 Gloucester Street, Brunswick, Ga 31520, no later than 4pm.

The potential awardee will be responsible for all utilities utilized for day-to-day operations. Occupancy of the property can be utilized for ten (10) years or less. Should it become necessary, a representative from the city will negotiate with the awardee whose proposal is determined to be the most advantageous to the City. Proposals must be valid for ninety (90) days following the opening date. The City reserves the right to reject any or all proposals, waive technicalities and make the award in the best interest of the City.

The Public-Private Facilities and Infrastructure Act of 2015 (the “PPFIA”) (O.C.G.A. §36-91-110 *et seq.*) provides a process for local governments to partner with private entities for the development of a wide range of projects for public use if the public entities determine there is a need for such projects and that private involvement may provide such projects to the public in a timely or cost-effective fashion.

In order for a project to come under the PPFIA, it must meet the definition of a “qualifying project.” A “qualifying project” is defined broadly under the PPFIA. Specifically, the PPFIA defines a “qualifying project” as any project selected in response to a request for a local government or submitted by a private entity as an unsolicited proposal in accordance with the PPFIA and subsequently reviewed and approved by a local government, within its sole discretion, as meeting a public purpose or public need; provided, however, qualifying projects do not include projects involving generation of electric energy for sale, communications services, cable and video services and water reservoir projects.

The following guidelines have been adopted by the governing body of City of Brunswick (the “Local Government”) to govern the process for receiving, reviewing, and approving unsolicited proposals for qualifying projects.

In the event of any conflict between these guidelines and the PPFIA, the terms of the PPFIA shall control.

Time Period for Receiving Unsolicited Proposals and Format for Submissions.

1. Time Period. Unsolicited proposals for qualifying projects may be received by the Local Government at any time. Such unsolicited proposals shall be in writing and shall be delivered to the City Manager at 601 Gloucester Street, Brunswick, GA 31520. Should a proposer have any questions, please contact the City Manager’s Office, at 912-267-5000.
2. Format for Submissions. Unsolicited proposals shall contain, at a minimum, the following information:
 - a) a project description.
 - b) a project feasibility statement.
 - c) a proposed project schedule.
 - d) a project financing plan.

- e) a business case statement that shall include a basic description of any direct and indirect benefits that the private entity can provide in delivering the project, including relevant cost, quality, methodology, and process for identifying the project and time frame data.
- f) a description of any anticipated public support or opposition.
- g) qualifications and experience of the proposer.
- h) names and addresses of persons who may be contact.
- i) any additional information as the local government may reasonably request to comply with the requirements of the PPFIA. Proposals should be prepared simply and economically, providing a concise description of the proposer's capabilities to complete the proposed qualifying project and the benefits to be derived from the project by the local government. Such proposals may also include any additional pertinent information as determined by the proposer.

Only proposals complying with the requirements of these guidelines and the PPFIA that contain sufficient information for a meaningful evaluation and that are provided in an appropriate format should be considered by the Local Government for further review. If any information necessary to make a meaningful evaluation is missing, the local government may request such information from the proposer. Unsolicited proposals are subject to the Open Records Act.