

### **Town of Waterbury Real Estate Lease**

The Town of Waterbury is seeking to lease the former ambulance service building, located behind the Town Highway Garage at 1727 Guptil Road. The lessee would share the building with Waterbury Backcountry Rescue, who will occupy one garage bay and a single office within the building.

The second garage bay is available for lease, along with the main office space, including kitchen and bathroom. The garage bay that is available is approximately 40'x 12.5', with a ceiling height of 11.' The available interior space is office is approximately 40' x 21' with a ceiling height of 9.5.'

The Town will be responsible for utilities and will plow the access area. The tenant is responsible for cleaning, internet and garbage service. The tenant will be responsible for any interior renovations necessary to support their operations, including upgrades that may be necessary to heating, cooling, plumbing, or electrical systems.

Interested parties should submit proposals to Thomas Leitz, Municipal Manager, via email ([tleitz@waterburyvt.com](mailto:tleitz@waterburyvt.com)) by 5:00 on Friday, June 6<sup>th</sup>.

Potential leases will be evaluated equally based on the following criteria:

- (1) The tenant's contribution to community vitality.
- (2) The lease rate paid to the Town.

The Town will reject proposals from parties that may negatively impact the operations of the Highway Department, Waterbury Backcountry Rescue, or pose an undue burden on town staff.

The Town has the right to reject any and all proposals; to negotiate with one or more bidders to further modify the proposal; to amend or modify any proposal or bid term; and to award the lease to the entity that will best serve the interests of the Town.

Proposals should include the proposed use for the building and how the organization, and this specific space, will contribute to community vitality. Proposals should also include the requested term of the lease, and the monthly lease rate.

To schedule a walk-through of the building please contact Tom Leitz at (802) 999-6450, or [tleitz@waterburyvt.com](mailto:tleitz@waterburyvt.com).