

## **Expression of Interest**

EOI NO 04-2024: EXPRESSION OF INTEREST FOR LEASE OF THE CONCESSION LOCATED IN THE THOMPSON REGIONAL COMMUNITY CENTER, THOMPSON, MANITOBA

The City of Thompson (CITY) is inviting interested parties to submit an Expression of Interest for the lease of the Concession located in the Thompson Regional Community Center (TRCC).

The proponents interested in leasing the space, for the use of a Concession, should consider the following criteria in their submission:

- 1) The Concession area is 410 sq. ft. on the main floor
- 2) The opening date on or before **June 30, 2024**
- 3) The proponent will be majorly responsible for the following:
  - a. Kitchen design and finishes including all kitchen equipment (supply and maintenance/replacement)
  - b. Janitorial supplies and services for the Concession area
  - c. Cleaning of the tables in the lobby area
  - d. Removal of concession garbage and recycling
  - e. Supply of furnishings, decorative accents, dishes/cutlery
  - f. All licenses including Liquor license, if interested
  - g. Water Utilities
- 4) The CITY will be responsible for the following, but any consideration is subject to the lease payment suggested by the proponent:
  - a. Janitorial cleaning of the lobby area, floors, and garbage receptacles
  - b. Cleaning of washrooms
  - c. Snow clearing of TRCC parking lot
  - d. Property taxes
  - e. Hydro
- 5) The proponent must include the following in their submission:
  - a. Proposed lease details, including term, gross lease payment per square foot/ per month/ per annum
  - b. Business plan including marketing concept, description of business, the vision of design/décor, sample of menu selections, pricing, and hours of business.
  - c. Related experience, location of other establishments, owned or operated, providing a similar service
  - d. Letters of Reference verifying experience in food service
- 6) The proponent shall be aware of the following items:
  - a. the proponent must maintain consistent hours of operation seven days per week.

b. the use of deep fryers is not permitted in the concession. The only exception is a fully enclosed, self-contained deep fryer.

c. the city has entered into an exclusive rights agreement with Arctic Beverages. As such, the TRCC Concession tenant will be required to market and purchase the following products, exclusively from Arctic Beverages. **The sale of any competitive products will not be permitted.**

- Pepsi portfolio
- Frito Lay Portfolio-Salty snacks
- Jack Link Meat snacks
- Nestle Ice Cream
- Nature's Bounty Candy
- Chocolate Bars—numerous brands
- Lactalis(Parmalat) Dairy portfolio
- Grupo Bimbo-Canada Bread portfolio
- Vachon and Mrs. Freshley's Pastries.

**The space may be viewed. Please contact Sonya Wiseman, Director of Recreation and Community Services by email at [swiseman@thompson.ca](mailto:swiseman@thompson.ca) to make an appointment to view.**

Interested parties must submit their responses in sealed envelopes/fax/email to the CITY by **3:00 PM (CST) on Wednesday, May 8, 2024** at the address below:

City of Thompson  
226 Mystery Lake Road,  
Thompson, MB R8N 1S6  
Ph: (204) 778-7974  
Cell: 204-679-1370  
Fax: 204-677-7980  
Email: [swiseman@thompson.ca](mailto:swiseman@thompson.ca)

The envelopes must state **“EOI# 04-2024 FOR THE LEASE OF THE CONCESSION AT THE TRCC”**.

All submissions received by the CITY before the deadline will be opened publicly at that time.

Information provided by the CITY to a proponent, or by a proponent to the CITY, or acquired by any party through further inquiries or investigation, is strictly confidential. Such information shall not be used or disclosed in any way without the prior written authorization of the CITY, or of the Proponent. This is only an inquiry as to interest in the potential lease of the Concession at TRCC. The CITY will not necessarily invite any of those submitting an Expression of Interest to lease the above-noted space.

The CITY shall have the right to disqualify any proponents from the process should they have failed to complete their obligations under any prior engagement or been involved in vexatious litigation with the City of Thompson. The CITY shall have the right to evaluate all submissions as per its criteria, whether or not such criteria has been expressly related to the Proponents.