

DISTRICT OF TUMBLER RIDGE



Request for Expressions of Interest

EOI – 2022-05

**LEASE OF RESTAURANT/LOUNGE LOCATED
AT THE TUMBLER RIDGE GOLF & COUNTRY CLUB**

May 4, 2022

EXPRESSION OF INTEREST

LEASE OF RESTAURANT/LOUNGE LOCATED AT THE TUMBLER RIDGE GOLF & COUNTRY CLUB

TUMBLER RIDGE, BRITISH COLUMBIA

INTRODUCTION

The District of Tumbler Ridge is inviting interested parties to submit a letter of Expression of Interest for the Lease of the restaurant/lounge at the Tumbler Ridge Golf & Country Club from approximately June to October 2022 (dependent on season). Variable upon mutual agreement by both parties.

This request for Expression of Interest (EOI) outlines the requirements of the District of Tumbler Ridge for businesses and organizations that propose to lease and run the facility.

BACKGROUND

The District of Tumbler Ridge operates a 9-hole, par 36 fully irrigated golf course above the broad Murray River, complete with a pro shop, driving range, putting green. The Golf and Country Club Restaurant is situated at the entrance of the golf course greens and above the pro shop.

The Restaurant provides golfers and guests with a full-service restaurant and bar, as well as offering banquet and catering services. The Golf Course and Restaurant are key elements of the Tumbler Ridge Geopark and tourist destinations.

SELECTION & COMMISSIONING PROCESS

Proponent selection will be done by Mayor & Council at the Regular Meeting of Council on June 6, 2022. Based on the preliminary submissions one or more groups may be selected to continue to work with the District on a detailed proposal.

INFORMATION

- 1) Restaurant is approximately 2700 square feet on the main floor. (500 sq. ft. kitchen, 2200 sq. ft. dining/banquet area.)
- 2) Proponent will be responsible for:
 - a. Kitchen design and cleaning of all kitchen equipment (Equipment maintenance/replacement will be the responsibility of the Operator);
 - b. Janitorial supplies and services for the above-noted areas;
 - c. Supply of decorative accents, condiments;
 - d. Society of Composers, Authors & Music Publishers (Socan) Music License;
 - e. Lease or rental fees of restaurant equipment (if applicable);
 - f. Liquor license; and
 - g. Property taxes are estimated between \$900 - \$1,100 per month.

SUBMISSION REQUIREMENTS

Proponents interested in leasing the restaurant for a lounge/restaurant/and banquet facility should give consideration to the following criteria in their submission:

- 1) Please provide a Letter with the following in your submission:
 - a. Proposed gross lease payment per month will not include property taxes which will be paid in addition to gross payment (no profit sharing or operational % will be considered);
 - b. Proposed lease payment to include Hydro and Gas utilities;
 - c. Proposal *must* include payment of property taxes per month *in addition to and separate from gross monthly lease payment.*

- d. One page business plan illustrating your ability to be successful.

SELECTION CRITERIA

Applications will be scored on the bid amount and the business plan proposed.

SCORING MATRIX	
Proposed gross lease payment per month	40%
Business Plan – The proponent’s experience, financial stability, proposed service level and ability to successfully operate the Golf Course Restaurant. Please include business and personal references.	60%

SUCCESSFUL PROPONENT REQUIREMENTS:

- 1) Successful proponents must:
 - a. Obtain Health Permits;
 - b. General Comprehensive Liability Insurance in an amount not less than \$5,000,000.00;
 - c. Liquor License through the Liquor Control and Licensing Branch;
 - d. Socan Music License fees for the term of the contract;
 - e. Lease and/or rental fees of restaurant equipment (if applicable);
 - f. Any other items necessary for a functioning restaurant; and
 - g. Be willing to cater or book large events such as weddings and forums.

To view the space please contact **Joy McKay (Manager, Facilities Community Services Department)** on 250-242-4246 to book an appointment.

Interested parties must submit a written application either by hand or mail/courier to the Town Hall in a sealed envelope clearly marked:

EOI 2022 - 05

On or before:

2:00 p.m. (Mountain Standard Time) – Tuesday, May 31, 2022



The District of Tumbler Ridge
 ATTN: Director of Corporate Services
 PO Box 100, Municipal Office, 305 Iles Way
 Tumbler Ridge, BC V0C 2W0

Information provided to a Proponent by the District, or by a Proponent to the District, or acquired by any other party by way of further enquiries or investigation, is strictly confidential. Such information shall not be used or disclosed in any way without the prior written authorization of the District or of the Proponent. This is only an inquiry as to the interest in the potential lease of the restaurant area. The District of Tumbler Ridge will not necessarily invite those submitting an Expression of Interest to lease the above noted space.