

**EXPRESSION OF INTEREST  
LEASE OF ESPLANADE RIEL FACILITY  
EOI #200-2015**

The City of Winnipeg Planning, Property and Development Department invites interested parties to submit an Expression of Interest (EOI) for the lease and operation of the Esplanade Riel facility located at 50 Provencher Blvd. The facility is currently designed/improved for restaurant operations. Please note consideration will be given to alternate feasible business opportunities. Any submission in response to the EOI should consider the following:

1. The subject facility is approximately 4,000 square feet comprised of kitchen and dining areas.
2. Proposals shall comply with all relevant laws of the Province of Manitoba, Municipal By-Laws, and any/all requirements of those authorities having associated jurisdiction including the provision of building codes and permits.
3. Proposals will be evaluated on the following criteria:
  - a. A business plan inclusive of financial projections itemizing estimated costs of operations/maintenance, tenant improvements, applicable taxes, proposed lease rate per month, description of business, vision for design/décor, marketing concepts, sample menu and pricing (if applicable), and hours of operation.
  - b. Proposed lease term and renewal options.
  - c. Letter(s) of Reference associated with business experience.
  - d. Distinct features of business operations commensurate with the unique character of the adjacent St. Boniface community.
4. The facility may be toured upon advance request on March 16<sup>th</sup> or 17<sup>th</sup>, 2015. Please direct any questions to Sandi Caputo (per below) as well as to schedule an appointment.

Interested parties should respond in writing to the address below or via email by:

**4:00 P.M. Winnipeg Time, March 31, 2015**

For further information please contact:

**THE CITY OF WINNIPEG  
PLANNING, PROPERTY AND DEVELOPMENT DEPARTMENT  
MUNICIPAL ACCOMMODATIONS DIVISION  
3<sup>RD</sup> FLOOR – 65 GARRY STREET, WINNIPEG, MB R3C 4K4  
SANDI CAPUTO, CLO, CPM (204) 986-3320 Fax: (204) 947-2284  
Email – [scaputo@winnipeg.ca](mailto:scaputo@winnipeg.ca)**

Information provided to a Proponent by the City, or by a Proponent to the City, or acquired by any party by way of further enquiries or through 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 potential lease of the restaurant area. The City of Winnipeg will not necessarily invite those submitting an Expression of Interest to lease the above noted space.