



EXPRESSION OF INTEREST
CINDY KLASSEN RECREATION CENTRE

The City of Winnipeg, Planning, Property and Development Department is inviting interested parties to submit an Expression of Interest for the lease, development and operation of a coffee outlet in the Cindy Klassen Recreation Centre, 999 Sargent Ave. The centre is presently undergoing extensive renovations which include the addition of a new library and indoor track. The increased traffic from these new services should significantly increase traffic to the centre. The submission should give consideration to the following criteria:

1. The potential space is comprised of approximately 360 leaseable square feet located on the south east corner of the building, and 619 square foot area on the east side of the building for a total of 976 square feet.
2. The proponent is responsible for the tenant improvements including any expansion of the canteen area that is required. The proponent also responsible for all equipment and janitorial services within the leased space.
3. The City is willing to discontinue the vending machines services at the expiry of the existing contracts
4. The City prefers a gross lease with at least a ten-year term. Please provide the following in your submission:
 - a. Proposed lease details and size of finished space;
 - b. Details of the tenant improvements to canteen space and adjacent space;
 - c. Brief description of business, include menu selections;
 - d. The location of other establishments, owned and/or operated, providing a similar service.
5. All signage is subject to the approval of the City of Winnipeg.
6. The proponent will not have the exclusive interest in the provision of food services.
7. The space may be viewed upon request – drawing of space will be provided at that time.

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

4:00 P.M. December 1, 2008

For further information please contact:

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

This is only an inquiry as to interest in the operation of a coffee outlet at this location. The City of Winnipeg will not necessarily invite those submitting and Expression of Interest to lease the above noted space.