

**EXPRESSION OF INTEREST  
LEASE OF RESTAURANT LOCATED IN THE NEWLY RENOVATED  
KILDONAN PARK PEGUIS PAVILION – 2015 MAIN STREET  
EOI # 128-2013**

The City of Winnipeg, Planning, Property and Development Department is inviting interested parties to submit an Expression of Interest for the lease of the restaurant in the Kildonan Park Peguis Pavilion.

Proponents interested in leasing the restaurant for a fine dining restaurant/banquet facility, as well as operating a small café, should give consideration to the following criteria in their submission:

- 1) Restaurant is 3,504 sq. ft. on the main floor, (768 sq. ft. kitchen, 2,048 sq. ft. dining room/banquet area, 256 sq. ft. café/lounge area). An office, storage room and staff washrooms are located on the lower level.
- 2) Proponent will be responsible for:
  - a) Kitchen design and finishes including all kitchen equipment (supply and maintenance/replacement);
  - b) Janitorial supplies and services for the above noted areas;
  - c) Supply of furnishings, decorative accents, dishes/cutlery; and
  - d) Liquor license, should one be desired.
- 3) Please provide the following in your submission:
  - a) Proposed lease details, including: term, gross lease payment per square foot/ per month/ per annum;
  - b) Payment of property taxes directly;
  - c) Business plan including: marketing concept, description of business, vision of design/décor, sample of menu selections and pricing;
  - d) Related experience, location of other establishments, owned or operated, providing a similar service;
  - e) Letters of Reference verifying experience in food service in a fine dining facility.

All signage is subject to the approval of the City of Winnipeg.

**The space may be viewed between February 12 & February 15<sup>th</sup>, 2013  
Please contact Sandi Caputo – 986-3320 to make appointment to view.**

Interested parties should respond in writing to the address below or via e-mail or fax as outlined below by:

**4:00 P.M. Winnipeg Time - Monday, March 4, 2013**

For further information please contact:

THE CITY OF WINNIPEG  
PLANNING, PROPERTY AND DEVELOPMENT DEPARTMENT  
2ND FLOOR – 65 GARRY STREET, WINNIPEG, MB R3C 4K4  
SANDI CAPUTO, CLO, CPM@ (204) 986-3320 Fax: (204) 944-8476  
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.