



NATIONAL CAPITAL COMMISSION  
COMMISSION DE LA CAPITALE NATIONALE

# Request for Expressions of Interest

**RIDEAU CANAL BARGE BISTRO  
PILOT PROJECT  
2022**

Canada

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## INTRODUCTION

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Through partnership with local restaurant entrepreneurs, the National Capital Commission (NCC) launched the NCC Bistro initiative in 2019, bringing pop-up cafés made from repurposed shipping containers to Ottawa’s urban parks and shorelines. With successful operations at Rémic Rapids, Patterson Creek, and Confederation Park, the NCC is now looking to expand Bistro operations down to the base of the landmark Rideau Canal, to launch the NCC Barge Bistro pilot project.

Moored at the bottom of the Rideau Canal Locks, the NCC Barge Bistro will offer locals and tourists alike an innovative and exciting new way to enjoy the regional cuisine and breathtaking views of Canada’s capital region.

### **Intent of Process:**

**Stream 1 – Operators:** The NCC is calling on all interested entrepreneurs, restaurateurs, and visionaries interested in this unique location to submit their proposals for operation of the NCC Barge Bistro. Prospective proponents submitting proposal in Stream 1 would operate out of an NCC owned/branded Barge Bistro similar to concept renderings shared in Appendix B.

**Stream 2 – Owner /Operator:** The NCC is interested in hearing from Proponents who can bring the vision of this unique floating dining experience to life, which may include the design and supply of a watercraft/barge restaurant suited to accommodate a minimum of 40 on-board patrons, or varying manners of watercraft/barge equipped with a food preparation/bar area and on-board dining capabilities. Prospective proponents submitting proposal in Stream 2, would supply/own and operate out of an NCC Branded watercraft /barge similar to concept renderings shared in Appendix B. Design and fabrication of the proposed watercraft/barge by the prospective proponent is subject to internal NCC approval.

Proponents will be bidding to secure the operating location at the base of the Rideau Canal for the next five (5) years, with options to extend at the discretion of the National Capital Commission and subject to required approvals. Additional NCC sites and locations may be reviewed throughout the process with the prospective proponents.

Proponents are asked to submit a proposal of no more than twenty (20) pages in their preferred language of French or English, in which they are asked to identify their plans for the successful operation of the NCC Barge Bistro.

Prospective proponents are recommended to review the NCC internet page and NCC Master Plans to familiarize themselves with the NCC mandate. [National Capital Commission - National Capital Commission \(ncc-ccn.gc.ca\)](http://NationalCapitalCommission-ncc-ccn.gc.ca).

## **Federal Heritage Policy:**

- Rideau Canal:
  - The UNESCO designation identifies the importance of protecting the visual setting of the canal as a World Heritage Site.
- The policies in Parks Canada's National Historic Site and World Heritage Site Management Plans for the Rideau Canal underscore that:
  - Development of the shore-land and on lands adjoining Canal lands should respect the historic and scenic character of the Canal landscape, and be environmentally sustainable and not conflict with navigation.

## **INTERPRETATION**

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In this request for expression of interest, words importing the singular include the plural and vice versa, words importing gender include all genders, and words importing persons include corporations and vice versa. All capitalized terms in this proposal documentation shall have the meaning given to such terms in the Lease Agreement, unless the context otherwise requires.

## **DEFINITIONS**

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**Agent:** Inside Edge Properties Limited.

### **Gross Revenue:**

1. The entire amount of the sale price, whether for cash or otherwise, of all sales (including rentals, barter or leasing) of merchandise and services and of all other receipts whatsoever in respect of all business conducted from the Leased Premises, although orders may be filled elsewhere;
2. All rental income from banking machines and any other vending machine from which rental income is derived;
3. All sales by any sub-tenant, concessionaire, licensee, vending machine, coin operated machine or otherwise in the Leased Premises;
4. Any insurance, damaged goods claims, warranty, or other proceeds received in lieu of income that would otherwise be included in Gross Revenues;
5. All deposits given on merchandise and services purchased from the Leased Premises and not refunded to purchasers; (vi) the selling price of all gift certificates;
6. All display fees, slotting allowances, promotional considerations, rebates, or other payments received by the Tenant to stock, promote or advertise any product; and

7. All other receipts and receivables whatsoever (including all interest, instalment, and finance charges) from all business conducted in the Leased Premises.

Each sale upon an instalment or credit basis will be included and treated as a sale for the full price in the month in which the sale is made, regardless of whether or when the Tenant receives payment. No deduction is allowed for uncollected or uncollectible credit accounts. Transactions through an internet website of the Tenant or an affiliate of the Tenant, where the sales are generated through a computer terminal located within the Leased Premises or are fulfilled from the Leased Premises will be included in Gross Revenue. Refunds which relate to a sale made through a computer terminal located within the Leased Premises or fulfilled from the Leased Premises will be deducted from Gross Revenue only to the extent the sale was previously included in Gross Revenue.

**Lease Agreement:** A contract by which conveys the Leased Premises to another for a specified Term.

**Leased Premises:** The location described, identified and marked in Appendix “A”. The Landlord reserves the right in its unfettered discretion to adjust the location, configuration and size of the Leased Premises.

**Leasehold Improvements:**

1. All improvements, fixtures, installations, alterations and additions from time to time made, erected or installed to or in the Leased Premises, in addition to, beyond or replacing the base building standards, including millwork and affixed wall units, doors, hardware, light fixtures, carpeting and other applied floor finishes, and heating, ventilating and air conditioning equipment and other building services; and
2. Alterations, improvements, and equipment made or installed for the exclusive benefit of the Tenant elsewhere in the project.

**Landlord:** The National Capital Commission and its Authorized Agent.

**Operating Costs:** In respect of any fiscal year the total of all costs, expenses and amounts, incurred or accrued in that fiscal year for or with respect to ownership, management, operation, administration, maintenance, repair, upkeep, insurance, supervision, decoration, cleaning and upgrading of the Leased Premises and the determination and allocation of such costs, expenses and amounts, whether incurred or accrued by or on behalf of the Landlord or by or on behalf of the Landlord’s Agent including, without limitation and without duplication:

1. The cost of all insurance required to operate the Leased Premises; and

2. The rental or lease cost of all rented or leased equipment acquired for the operation or maintenance of the Leased Premises, i.e. temporary washrooms.

**Tenant:** The selected Proponent for a Leased Premises.

## **CONFIDENTIALITY**

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All documentation and information obtained by the Proponent, the Proponents business partners, representatives, and other third parties associated with the Proponent in respect of this proposal, are the property of Landlord, and must be treated as confidential and must not be used for any purpose other than for responding to this proposal and for fulfilling any subsequent agreement with the Landlord. Upon the request, all such documentation and information, and copies thereof, must be returned to the Landlord.

Proponents shall not disclose, without the Landlord's prior written approval, any details pertaining to their proposal, and/or the selection process in whole or in part to any business partners, representatives, or other third parties associated with the Proponent in respect of this proposal except to such of them to whom disclosure is necessary in connection with this proposal and who have agreed to be bound by the obligations of confidentiality under this proposal. Proponents shall not issue a news release or other public announcement pertaining to details of their proposal, this proposal and/or the selection process without the Landlord's prior written approval.

Proponents must ensure that the Proponent, the Proponent's business partners, representatives, and other third parties associated with the Proponent in respect of this proposal do not disclose or publicize at any time any of the information provided to it by the Landlord or its Agent, or any of the information obtained in connection with this proposal without the prior written consent of the Landlord.

Any violation of this provision will result in the rejection of the Proponents proposal and disqualification from further participation in this proposal process.

## **EXAMINATION OF DOCUMENTS**

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By submitting a proposal, the Proponent agrees they have ascertained the extent of its obligations under this proposal and any resulting agreement, by calculation and by examination of the documents concerning this proposal. The Proponent shall not, under any pretense whatsoever, make any claim because of errors or omissions that may exist in the documents and drawings associated with this proposal.

## LEASE AGREEMENT AUTHORITY

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All enquiries and questions regarding this proposal and the completion of a proposal must be directed, in writing, to the following Lease Agreement authority:

Ryan Aubertin, Leasing Manager  
Inside Edge Properties  
464 Bank Street, Suite 200, Ottawa, Ontario K2P 1Z3  
Telephone: (343) 803 3496  
Email: [raubertin@ieproperties.com](mailto:raubertin@ieproperties.com)

Questions will be answered to the best of the Lease Agreement Authority's ability, knowledge and as quickly as possible. However, there is no obligation to respond to any questions.

In accordance with COVID-19 health and safety protocols, proposals shall be submitted via electronic copy directed to the above Lease Agreement Authority.

**All proposals are to be submitted to [raubertin@ieproperties.com](mailto:raubertin@ieproperties.com) no later than March 21<sup>st</sup>, 2022 at 1:00:00 pm (EST).**

## PREPARING THE PROPOSAL

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1. The Proponent must comply with all mandatory requirements;
2. The Proponent must demonstrate its understanding of, and its ability to meet the requirements set out in the proposal information document; and
3. The proposal should completely and thoroughly address each element of the requirement as described in the proposal information document.

## SUBMISSION OF PROPOSAL

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It is the sole responsibility of the Proponent to:

1. Return a digitally signed original of the proposal;
2. Direct its proposal to the Lease Agreement Authority;
3. Ensure that the Proponent's full legal name and contact information are clearly visible on the proposal;
4. Provide a comprehensive and sufficiently detailed proposal, including all requested details that will permit a complete evaluation; and
5. Deliver their proposal in the appropriate manner to the Lease Agreement Authority.

Proposals received on or before the stipulated closing date and time will become the property of Landlord and will not be returned. All proposals will be treated as confidential until opened.

## **LEGAL NAME**

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Proposals shall clearly indicate the complete legal name, address, and telephone number of the Proponent. Proposals shall be signed above the typed or printed name of the signatory and title of the signatory. The signatory shall have the authority to bind the Proponent to the submitted proposal.

## **REVISION OF PROPOSAL**

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Changes to proposals after their submission to the Landlord are prohibited.

## **RESERVE RIGHTS**

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For the purpose of evaluating the proposals, the Landlord is not obligated to do any one or all of the following:

1. To seek clarification of or confirm any information or data provided by the Proponent;
2. To contact any reference provided by the Proponent; and
3. To interview the Proponent and/or any person proposed by the Proponent.

The Landlord reserves the right to accept or reject any and/or all proposals; to waive irregularities and technicalities; to enter into negotiations with Proponents on any or all aspects of their proposal; request a resubmission; and to cancel and/or re-issue this Request for Expression of Interest (REI) at its sole and absolute discretion. Any response received may or may not be rejected by the Landlord depending on available competition and requirements of the Landlord. The Landlord reserves the right to negotiate with the sole responsive Proponent to ensure best value.

There is no obligation on the part of the Landlord to award the Leased Premises to the highest priced Proponent and reserves the right to award an agreement in a negotiated agreement, which is most advantageous, and in the best interests of the Landlord. The Landlord shall be the sole judge of the proposal and the resulting negotiated agreement that is in its best interest and the Landlord's decision shall be final. The Landlord also reserves the right to investigate, as deemed necessary, the ability of any Proponent to operate the Leased Premises. The Proponent shall provide information to the Landlord that it deems necessary to make this determination. The Landlord reserves the right to

subsequently modify the Lease Agreement based on the Proponent's performance and/or the Landlord's needs.

The Proponent agrees that the exercise of any right described herein shall be without liability on the part of the Landlord for any damage or claim brought by a Proponent because of same nor shall the Proponent seek any recourse of any kind against Landlord because of same.

## **LIMITATION OF LIABILITY**

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The Landlord does not accept any responsibility for any verbal information or advice or any errors or omissions, which may be contained in this document or any documentation, disclosed or otherwise provided by or with information for proposal document. The Landlord does not make any representations or warranties either express or implied, with respect to the completeness or accuracy of this information for proposal document and any supporting documentation, or any information or opinion contained herein. Any use, or reliance on the information for the proposal or on any information or opinion contained herein, or documentation disclosed or otherwise provided by or with this document, is at the risk of the Proponent, and the Landlord shall not be liable for any action, cost, loss, damage, injury and/or liability whatsoever incurred by any person arising out of the same. The Proponent is responsible for obtaining its own independent legal, accounting, and other advice with respect to their proposal.

## **AWARDING OF AGREEMENT**

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The Landlord assumes that the Proponent has read the Request for Expression of Interest document.

If a Lease Agreement is awarded to the Proponent as a result of their submission to this information for proposal document, the resulting Lease Agreement will consist of the terms and conditions detailed in the proposal, however it is the intent of the Landlord to allow for some flexibility with respect to said terms and conditions in order to arrive at a mutually agreeable Lease Agreement. It is not the intent of Landlord to allow for new or significantly altered terms and conditions. If a Lease Agreement cannot be negotiated with the highest ranked Proponent, the Landlord reserves the right to terminate negotiations with that Proponent and enter into negotiations for the conclusion of a Lease Agreement with the next highest ranked Proponent or not enter into an agreement with any of the Proponents.

The Landlord shall not be obligated to any Proponent in any manner until a Lease Agreement has been duly executed.

## GENERAL INFORMATION

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### Proposed Term of Lease Agreement

The intent is for the Lease Agreement to run for a five (5) year period beginning in summer 2022, with options to extend at the National Capital Commission's discretion and subject to all required approvals. Submissions may also submit lease start dates in the summer of 2023 however the NCC will give preference to proposals prepared to operate in 2022.

The Landlord shall have the right, in its unfettered discretion, to extend the Lease Agreement for successive periods, and adjust the Commencement date. Please note that seasonal operational periods are subject to change based on site conditions and Ottawa River water levels.

### Intent of Process

#### **Stream 1 – Operator:**

The Tenant will operate within a supplied NCC Barge Bistro, tailored to compliment the visitor experience at the proposed site. Sample concept renderings of proposed Barge Bistro are provided in Appendix B.

As the detailed design process has yet to occur, the successful proponent will have the opportunity to collaborate and provide input on specific elements of the barge including but not limited to: Food prep area requirements, bar/serving counter, public seating areas, etc. Due to potential limitations with the space, all final design decision will be at the sole discretion of the Landlord and may not be suitable for all proponents' operational requirements.

The intent is for the successful proponent to equip the food prep area with the required new commercial kitchen equipment to facilitate food service requirements.

The Landlord will equip the Barge Bistro with all remaining elements outside of the food prep area, including but not limited to: Public seating, furnishings, fixtures and equipment outlined below:

1. Table(s)
2. Chair(s)
3. Umbrella(s)

All equipment specific to the Tenant's specific operation or menu are not provided by the Landlord.

The NCC will evaluate proponents who submit proposals for Stream 2, prior to evaluating Stream 1 proposals. Preference will be given to proponents who submit proposals under Stream 2 vs Stream 1.

### **Stream 2 – Owner /Operator:**

The NCC asks that the proponent enclose their design and vision of the NCC Barge Bistro within the Leased Premises (see Appendix A), which may include varying manners of watercrafts and or Barge concepts or designs for the construction of a floating barge restaurant.

The intent is for the watercraft or barge to be NCC Branded. The NCC reserves the right, without guarantee, to offer financial contribution for the design and branding of a proposed watercraft or barge bistro. The NCC will initiate discussions with the successful proponent regarding branding requirements and landlord financial contributions.

Upon request, the NCC may at their sole discretion provide up to \$500,000 in capital funding to proponents under Stream 2 for the construction of the Barge Bistro. Any funding provided by the NCC will be paid back to the NCC over the term of the lease, including interest at a fixed rate of 3%.

The Proponent is asked to submit their proposal to operate a watercraft / barge with the following specifications:

1. Approximate width of 28'x 90' length or GFA: 2,520 SF (234.1m<sup>2</sup>), max. 6m high
2. Accommodate a food preparation/bar kiosk
3. Accommodate seating for a minimum of 40 people within an on-board licensed area
4. Meet universal accessibility requirements
5. Integrated sustainable initiatives
6. 3-season operational (spring through fall)

All equipment specific to the Tenant's operation or menu are not provided by the Landlord.

Note: Floating dock infrastructure will be provided by the NCC in order to access the Tenant supplied watercraft and or barge. Sample concept renderings are provided in Appendix B to provide context of animation project. All concept renderings identified in Appendix B are subject to change and are draft concepts only.

Proponents are to clearly outline within their proposal all operational requirements such as but not limited to:

1. Utility requirements - i.e.: 100-amp shoreline power hook up required, etc.
2. Servicing requirements – i.e.: On board washrooms vs shoreline washroom

3. Potable water requirements – i.e.: Holding tanks or direct hook up required
4. Anticipated delivery schedule -i.e.: Frequency of food & beverage deliveries
5. Access requirements to stock products – i.e.: Vehicle type/size. (Site access may be limited to light duty vehicles)
6. Waste management process

The NCC will evaluate proponents who submit proposals for Stream 2, prior to evaluating Stream 1 proposals. Preference will be given to proponents who submit proposals under Stream 2 vs Stream 1.

In addition, preference will be given to Stream 2 proponents who can realized the project in the 2022 Calendar year.

## **Exclusivities**

The intent is for the Landlord to develop agreements with beer, wine and alcohol suppliers for exclusivity rights at the Leased Premises.

The successful proponent covenants and agrees that only the selected suppliers' alcoholic beverages will be served and sold at the Leased Premises. The NCC will warrant that products under exclusivity agreements will be sold to the proponent by the supplier at typical industry wholesale prices.

## **Use of the Leased Premises**

The Tenant will operate and conduct its operation in the Leased Premises in a good and business-like manner so as to comply with all requirements of health authorities and of provincial, municipal and federal authorities and using good management practices and in this regard, the Tenant shall:

1. Maintain, renew, and replace its fixtures in or on the Leased Premises so that they will be suitable for the operation of the Tenant's business;
2. Continuously, actively, and diligently operate its business in the whole of the Leased Premises, in an up-to-date, first class, and reputable manner befitting a facility of the nature of the Leased Premises;
3. Maintain on the Leased Premises a complete stock of merchandise so that there will be produced by the Tenant's business in the Leased Premises the maximum amount of sales;
4. Keep display windows neatly dressed. Display windows and illuminated signs (if any) will be kept illuminated by the Tenant during normal business hours. The Tenant shall not place, hang, display or affix goods and/or signage without the Landlord's prior written consent;

5. Keep the Leased Premises, all signage, canopies and awnings, and all space within twenty feet of the Concession's surroundings and other areas adjacent to the Leased Premises clean and free of refuse, and other obstructions, and shall comply with any laws governing the condition or cleanliness of the Leased Premises; and
6. Receive the prior approval in writing from the Landlord for all construction hoarding and signage identifying a construction or a reconstruction project

## **Permits**

The Tenant will apply for any licenses related to the operation of the Leased Premises, including, but not limited to: Public health inspections, food handling, safety food inspection and Alcohol Gaming Commission Ontario (AGCO) permitting.

The successful proponent is required to be eligible and obtain a liquor licence from the Authority having jurisdiction.

## **Official Languages**

The Tenant shall ensure that all goods, services, and information (including all menus) made available, visible, or provided to the public and customers, will be provided in both official languages of Canada.

## **Net Lease**

The Landlord shall prepare the Lease Agreement to be entered between the Landlord and the selected Proponent, based on the Landlord's standard form and with the specific terms of the proposal incorporated therein. The selected Proponent shall execute and return the Lease Agreement to the Landlord within ten (10) days of receiving it. The Lease Agreement shall not conflict with any of the terms of the Proponent's proposal, but the selected Proponent acknowledges that the terms will be considerably elaborated upon in the Lease Agreement.

It is intended that the Lease Agreement be absolutely net to the Landlord. The Landlord shall be entitled to receive the full amount of the rent in all circumstances. The Tenant shall make all payments required to be made by it under this Lease Agreement as and when due without any prior demand therefore and without deduction, abatement, set-off or compensation. The Tenant shall be responsible for all costs or obligations with regard to the Leased Premises and except for those matters which are the responsibility of the Landlord pursuant to an express provision of this Lease Agreement. Without limiting the generality of the foregoing, in those instances in which a matter is stated to be the

responsibility of the Tenant, such responsibility shall include the responsibility for all related costs and expenses.

## Percentage Rent

### **Stream 1 – Operator:**

The tenant shall offer a percentage of Gross Sales, plus applicable sales taxes, as rent for the Leased Premises. **The proposed rent rate for Stream 1 is 25 % Gross Sales.** The proponent shall not be responsible for any additional rental costs beyond this amount.

1. Percentage rent is payable in monthly instalments in arrears;
2. On or before the 15<sup>th</sup> day of the second and each succeeding calendar month during the Term and of the month following the end of the Term, the Tenant shall deliver to the Landlord a written statement in a form acceptable to the Landlord certified to be correct by the Tenant showing in reasonable detail the Gross Revenue in the immediately preceding month; and
3. The Landlord is entitled at any time and from time to time to have all or any of the accounting records and procedures of the Tenant, and/or any other person affecting the determination of Gross Revenue, audited or examined by an independent practising qualified accountant or expert designated by the Landlord.

### **Stream 2 – Owner /Operator:**

The tenant shall offer a percentage of Gross Sales, plus applicable sales taxes, as rent for the Leased Premises. **The proposed rent rate for Stream 2 is 7 % of Gross Sales.** In addition, the tenant shall be responsible for the direct costs associated with operation, including repair and maintenance costs, utilities, and taxes.

1. Percentage rent is payable in monthly instalments in arrears;
2. On or before the 15<sup>th</sup> day of the second and each succeeding calendar month during the Term and of the month following the end of the Term, the Tenant shall deliver to the Landlord a written statement in a form acceptable to the Landlord certified to be correct by the Tenant showing in reasonable detail the Gross Revenue in the immediately preceding month; and
3. The Landlord is entitled at any time and from time to time to have all or any of the accounting records and procedures of the Tenant, and/or any other person affecting the determination of Gross Revenue, audited or examined by an independent practising qualified accountant or expert designated by the Landlord.

## **EVALUATION OF PROPOSAL**

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### **Proposal**

Proposals will be evaluated by an internal NCC review committee. Following the proposal evaluation, a recommendation will be provided to the Executive Director of Real Estate, based on the enclosed proposal scoring criterion. The evaluation committee and or Executive Director of Real Estate, may recommend that a short list of proponents be invited to provide a presentation to the evaluation committee and or the Executive Director of Real Estate.

### **Stream 1 – Operator:**

In no more than twenty (20) pages, provide a proposal that addresses the below requirements in the following order with clearly defined headings.

#### Operational Experience – 25 Points

Demonstrate the capability of operating a food and beverage facility, and/or ability to operation and/or construct watercraft/barge.

Provide examples of current successful locations/businesses, understanding of supply chains and logistics, product delivery, and day-to-day operation of a business.

#### Qualifications and Experience – 25 Points

Submit information related to the qualifications and experience of its personnel who will be assigned to the Concession Leased Premises. Submissions may include: Resumes, documentation of accreditation, and references.

#### Menu – 25 Points

Submit a menu of the food and beverage being offered at the Concession Leased Premises. Proponents are strongly encouraged to incorporate local produce and local businesses.

#### Sustainable Initiatives – 10 Points

Submit sustainable initiatives associated with the construction (if applicable) and operation of the NCC Barge Bistro. Submission may include: Sustainability sourced materials, systems to reduce food waste, energy efficiency, etc.

#### Overall Proposal Presentation – 15 Points

Submit a proposal that is clear, concise, and organized, which meets the values and vision of the National Capital Commission.

Appendix C provides proponents with an overview of scoring criteria breakdown.

### **Stream 2 – Owner /Operator:**

### Project Vision – 20 Points

Includes detailed vision for watercraft/barge, with consideration of the NCC branding opportunities, Leased Premise, and surrounding landscape. Proponents with existing watercraft or barge are recommended to provide sample photos. Preference will be provided for proponents who demonstrate sustainability excellence.

### Operational Experience – 20 Points

Demonstrate the capability of operating a food and beverage facility, and/or ability to operation and/or construct watercraft/barge.

Provide examples of current successful locations/businesses, understanding of supply chains and logistics, product delivery, and day-to-day operation of a business.

### Qualifications and Experience – 20 Points

Submit information related to the qualifications and experience of its personnel who will be assigned to the Concession Leased Premises. Submissions may include: Resumes, documentation of accreditation, and references.

### Menu – 20 Points

Submit a menu of the food and beverage being offered at the Concession Leased Premises. Proponents are strongly encouraged to incorporate local produce and local businesses.

### Sustainable Initiatives – 10 Points

Submit sustainable initiatives associated with the construction (if applicable) and operation of the NCC Barge Bistro. Submission may include: Sustainability sourced materials, systems to reduce food waste, energy efficiency, etc.

### Overall Proposal Presentation – 10 Points

Submit a proposal that is clear, concise, and organized, which meets the values and vision of the National Capital Commission.

Appendix C provides proponents with an overview of scoring criteria breakdown.

## Appendix A: Leased Premises

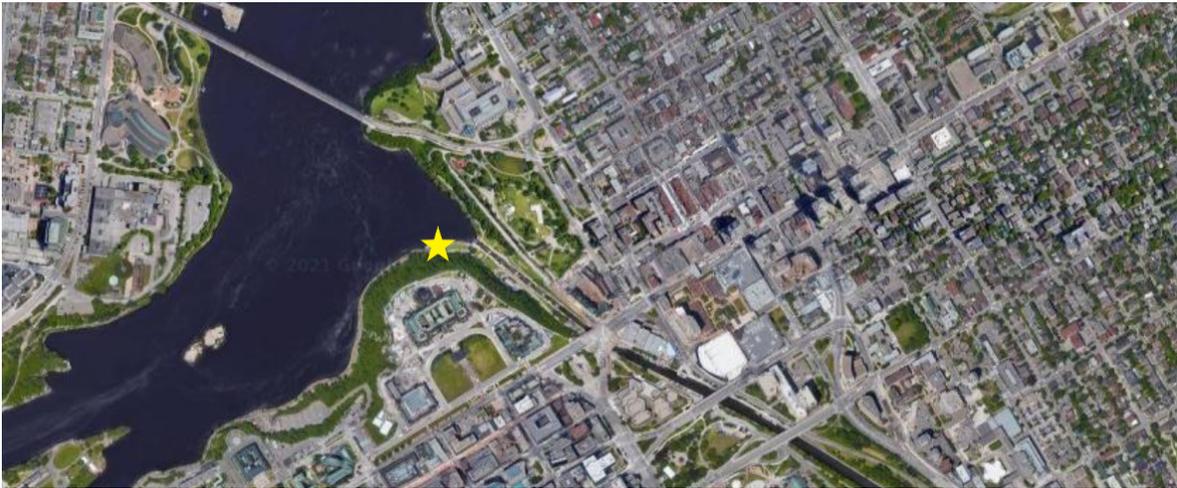


Fig 1: Yellow Star Represents Approximate Site Location – Ottawa, ON

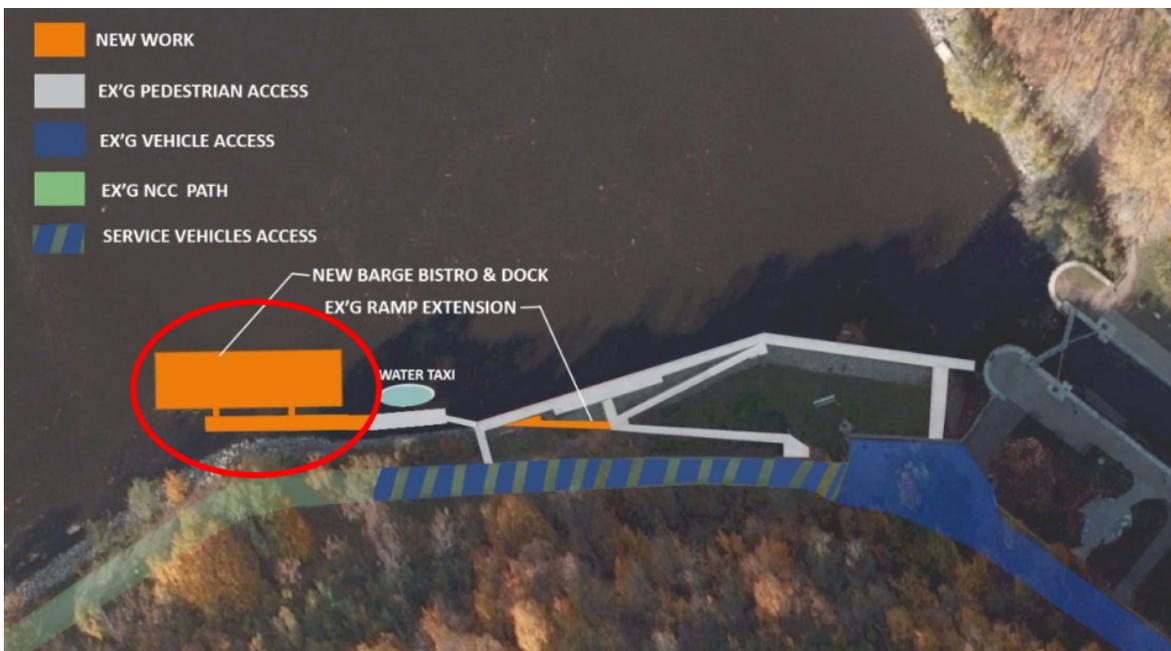


Fig 2: Proposed Leased Premise – Concept only -Subject to Change



Fig 3: Existing Universally Accessible Ramp to Access Site

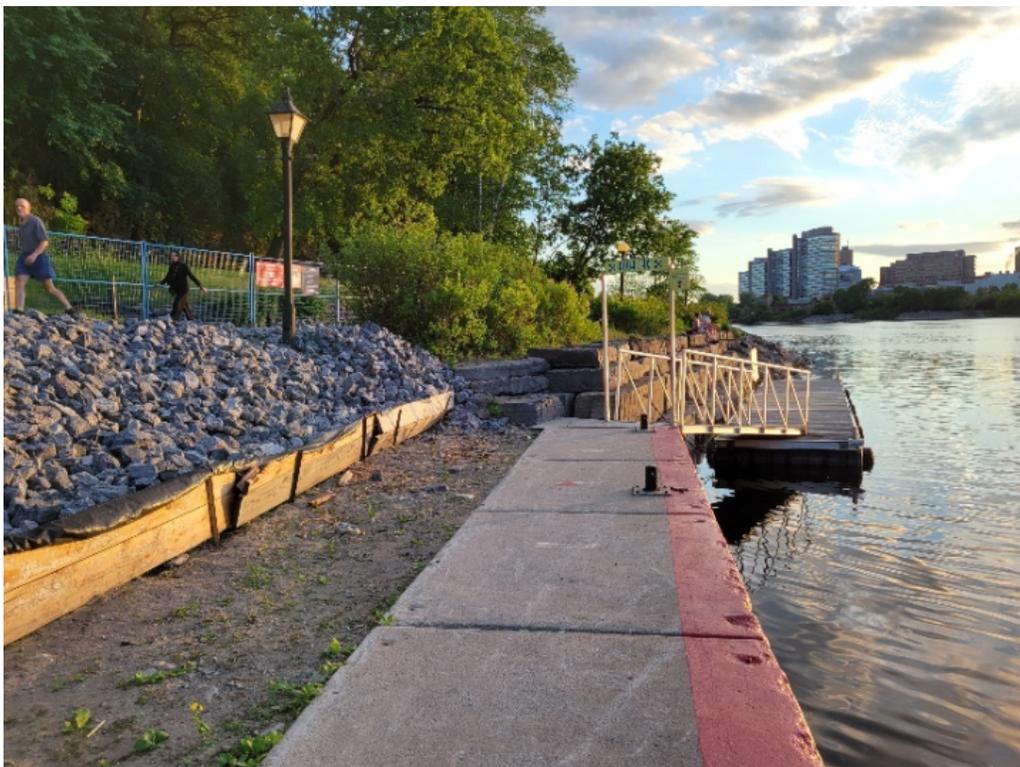


Fig 4: Existing Parks Canada and National Capital Commission Dock Infrastructure



Fig 5: Existing Parks Canada and National Capital Commission Dock Infrastructure

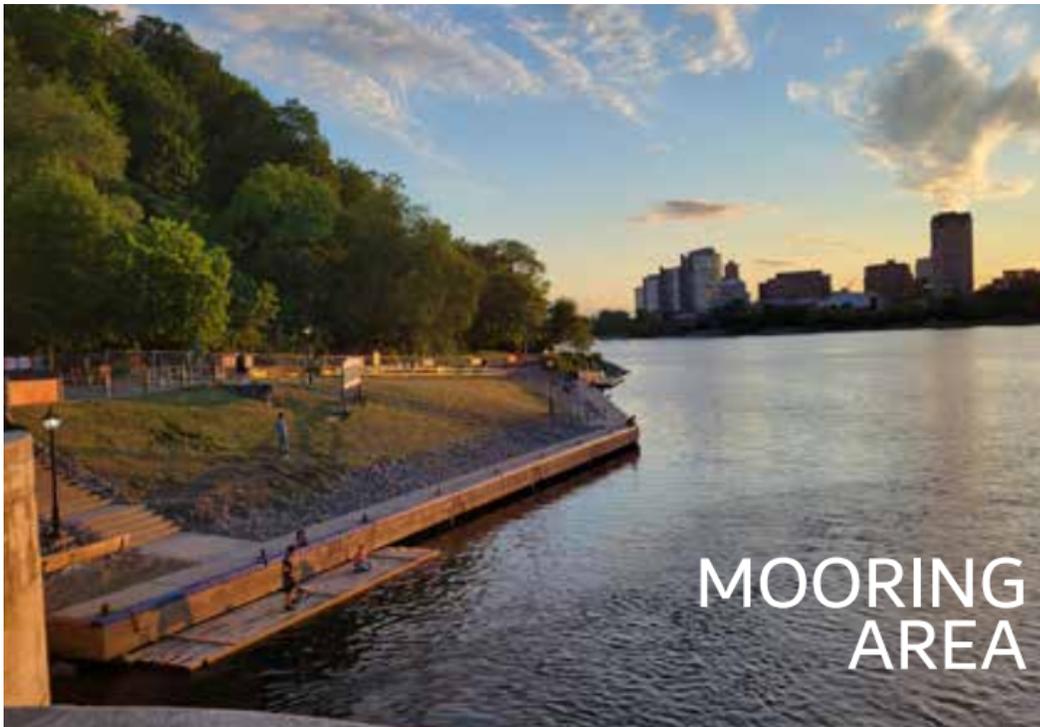


Fig 6: Existing Parks Canada Mooring Area



Fig 7: View from the Site

## Appendix B: Preliminary Docking and Barge Design Concepts



Fig 8: Concept Rendering - Sample 1 - NCC Barge Bistro - Concept Only - Subject to Change



Fig 9: Concept Rendering - Sample 2 - NCC Barge Bistro and Floating Dock - Concept Only - Subject to Change

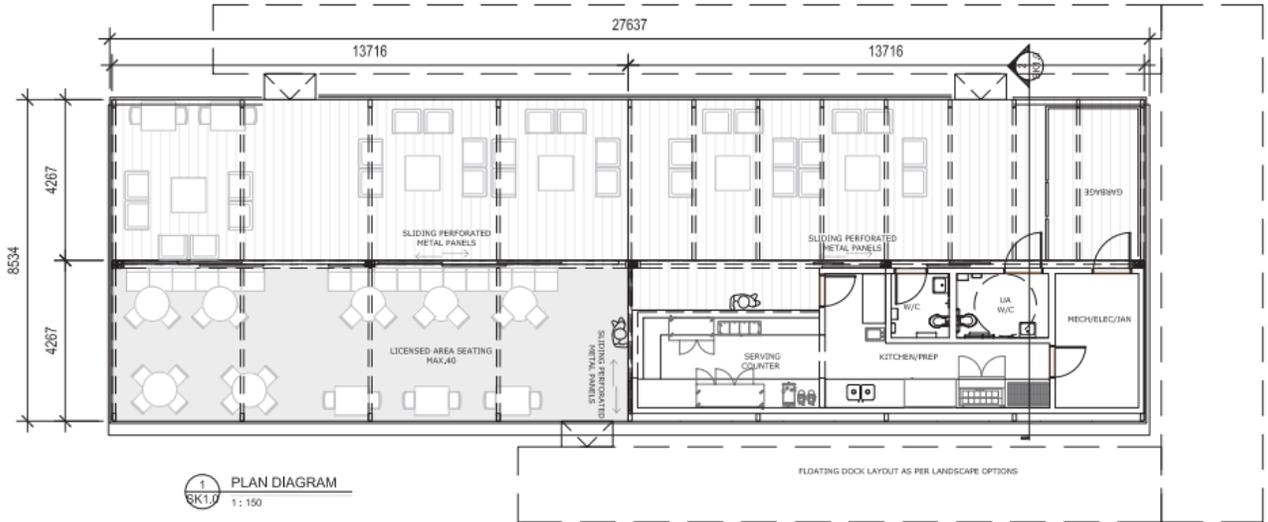


Fig 10: NCC Barge Bistro Sample Layout - Concept Only - Subject to Change

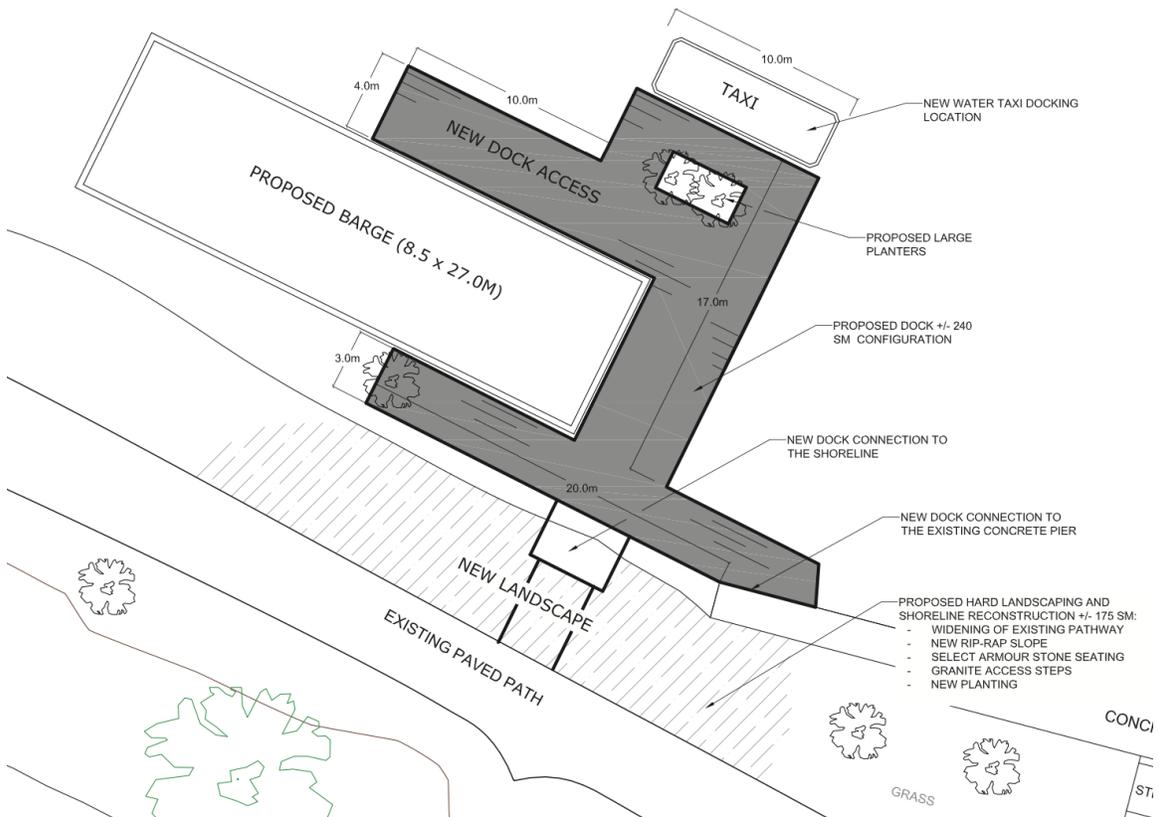


Fig 11: NCC Barge Bistro and Floating Dock – Concept Only - Subject to Change

## Appendix C: Evaluation of Proposals Overview

### Stream 1 – Operators

(Total Available Points: 100)

- Part 1 - Operational Experience (25 points)
- Part 2 - Qualifications and Experience (25 points)
- Part 3 - Menu (25 points)
- Part 4 - Sustainable Initiatives (10 points)
- Part 5 - Overall Proposal Presentation (15 Points)
- Part 6 - Total (Score out of 100 points)

#### Cumulative Score:

Scores from Part 1, 2, 3, 4 and 5 will be added and subject to the expressed and implied rights of the Landlord.

Note: Proposals will be evaluated by an internal NCC review committee. Following the proposal evaluation, a recommendation will be provided to the Executive Director of Real Estate, based on the enclosed proposal scoring criterion. The evaluation committee and or Executive Director of Real Estate, may recommend that a short list of proponents be invited to provide a presentation to the evaluation committee and or the Executive Director of Real Estate.

<b>Part 1 – Operational Experience (Maximum of 25 Points Available to Award)</b>	
Industry Experience	10 Points
Experience Operating a Licenced Food Service Establishment	10 Points
Demonstrates Day-to-Day Knowledge of Operational Requirements - Understanding of Supply Chains and Logistics	5 Points
<b>Part 2 - Qualifications and Experience (Maximum of 25 Available to Award)</b>	
Resumes	10 Points
Documentation of Accreditation	5 Points
Letters of Reference	5 Points
Awards and Community Ratings	5 Points
<b>Part 3 – Menu (Maximum of 25 Points Available to Award)</b>	
Proposed Menu Offering	10 Points
Realistic Menu - The proponent's menu feasibly conforms to the constraints of the Leased Premises	10 Points
Locally Sourced Products	5 Points

<b>Part 4 - Sustainable Initiatives (Maximum of 10 Points Available to Award)</b>	
Cleaning Routines	2.5 Points
Limiting Single Use Items - Overview	2.5 Points
Food Waste Reduction - Proponent provides examples of food waste reduction, products, policies, etc.	5 Points
<b>Part 5 – Overall Proposal Presentation (Maximum of 15 Points Available to Award)</b>	
Overall Quality of Proposal	15 Points

### Stream 2 – Owner / Operators

(Total Available Points: 100)

- Part 1 - Project Vision (20 Points)
- Part 2 - Operational Experience (20 Points)
- Part 3 - Qualifications and Experience (20 Points)
- Part 4 - Menu (20 Points)
- Part 5 - Sustainable Initiatives (10 Points)
- Part 6 - Overall Proposal Presentation (10 Points)
- Part 7 - Total (Score out of 100 Points)

### **Cumulative Score:**

Scores from Part 1, 2, 3, 4, 5 and 6 will be added and, subject to the expressed and implied rights of the Landlord.

Note: Proposals will be evaluated by an internal NCC review committee. Following the proposal evaluation, a recommendation will be provided to the Executive Director of Real Estate, based on the enclosed proposal scoring criterion. The evaluation committee and or Executive Director of Real Estate, may recommend that a short list of proponents be invited to provide a presentation to the evaluation committee and or the Executive Director of Real Estate.

<b>Part 1 – Project Vision (Maximum of 20 Points Available to Award)</b>	
Experience Operating a Similar Venue - Certifications	5 Points
On Board Washrooms Facilities	5 Points
Seating Capacity	5 points
Watercraft or Barge has Capabilities to Operate as a Navigable Vessel - Certification -Sustainable Features	5 Points
<b>Part 2 - Operational Experience (Maximum of 20 Points Available to Award)</b>	
Industry Experience	7.5 Points

Experience Operating a Licenced Food Service Establishment	7.5 Points
Demonstrates Day-to-Day Knowledge of Operational Requirements- Understanding of Supply chains and Logistics	5 Points
<b>Part 3 – Qualifications and Experience (Maximum of 20 Points Available to Award)</b>	
Resumes	5 Points
Documentation of Accreditation	5 Points
Letters of Reference	5 Points
Awards and Community Ratings	5 Points
<b>Part 4 - Menu (Maximum of 20 Points Available to Award)</b>	
Proposed Menu	7.5 Points
Realistic Menu - The proponent's menu feasibly conforms to the constraints of the Leased Premises	7.5 Points
Locally Sourced Products	5 Points
<b>Part 5 - Sustainable Initiatives (Maximum of 10 Points Available to Award)</b>	
Cleaning Routines	2.5 Points
Limiting Single Use Items - Overview	2.5 Points
Food Waste Reduction - Proponent provides examples of food waste reduction, products, policies, etc.	5 Points
<b>Part 6 – Overall Proposal Presentation (Maximum of 10 Points Available to Award)</b>	
Overall Quality of Proposal	10 Points