

FORT CALGARY PRESERVATION SOCIETY

Expression of Interest
to Lease & Operate
The Deane House Restaurant
(806 – 9th Ave. S.E.)
at Fort Calgary



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1. Introduction

Fort Calgary is a national, provincial and municipal historic site that marks the original location of the North West Mounted Police (NWMP) 1875 fort built at the confluence of the Bow and Elbow Rivers. It is owned by the City of Calgary and operated by the Fort Calgary Preservation Society.

The Deane House was built in 1906 by the last serving Superintendent of the Fort, Captain Richard Burton Deane. Although not in its original location, it is the only remaining NWMP structure in Calgary and is a Provincial Historic Resource.

The Deane House restaurant is currently operated by the Fort Calgary Preservation Society as part of its Food & Beverage operations. The Deane House is located at 806 - 9th Ave. S.E. across the Elbow River from Fort Calgary.

The Fort Calgary Preservation Society is looking for an experienced restaurateur who appreciates and respects the historic significance of the Deane House and is committed to the establishment of a successful restaurant operation that is complimentary to the significance of the house.

2. Current Conditions

Fort Calgary and the Deane House are located in the centre of the Rivers District which includes the exciting revitalization of East Village. The Deane House is also the gateway to the emerging community of Inglewood. In response to the changing context of Fort Calgary, a major redevelopment of this site will commence in the summer of 2013. It will include a new pedestrian bridge across the Elbow River, the restoration of the Deane House and conservation of the adjacent Hunt House – Calgary's oldest building in its original location. Associated site development and expanded parking are also included in the redevelopment.

All of the redevelopment projects are scheduled to commence in August 2013. The anticipated completion date of the redevelopment is August 2014.

Leasehold improvements are NOT included in the restoration, i.e interior decorative improvements, furnishings and any additional kitchen and operational equipment. This would be the responsibility of the lessee/restaurant operator. Operating costs, such as utilities, lawn care, snow removal and interior lifecycle maintenance will also be the responsibility of the lessee/operator.

3. Submission Requirements

Company Profile: Please highlight relevant qualifications and previous restaurant experience.

Restaurant Vision: Please provide a brief narrative on the proposed vision of the restaurant focusing on the fit with the historic value and integrity of the Deane House.

Financial Capacity: Please include proof of financial capacity to complete the leasehold improvements and operate the restaurant.

Other Relevant Information: Please include any other information that you consider useful.

4. The Process

Prior to a Request for Proposal, Fort Calgary is asking for Expressions of Interest. Expressions of Interest should be sent to Fort Calgary by NOON (MST) Friday, March 1 2013. Please submit to Sara-Jane Gruetzner, President & CEO, sgruetzner@fortcalgary.com.

Submissions will be reviewed by the Fort Calgary Preservation Society by March 29th, 2013.

A short list will be created based on the qualifications and experience of the operator, the alignment with Fort Calgary's mission (www.fortcalgary.com) and the ability to maximize the potential of the house.

The short list will be interviewed and may be invited to submit a detail proposal and Business Plan. Ultimately, operators who are selected to submit a full business plan will be asked to include a revenue proposal that would be returned to Fort Calgary. Revenue to Fort Calgary may be in the form of a Fixed Monthly payment and/or a Proposed Percentage of Monthly Sales.

5. On-Site Meeting (Optional)

A pre-submission meeting is scheduled for Monday, January 28, 2013 at 10:00AM at the Deane House. Proponents attending this meeting may be privy to project information that may not necessarily be contained in any of the documentation provided. The on-site meeting will include a presentation on the entire Fort Calgary redevelopment, a tour of the Deane House and a question and answer session. Questions and answers will be recorded.

Questions may be directed to:

Sara-Jane Gruetzner,
Fort Calgary, President & CEO
403-290-1875. Ext. 225
sgruetzner@fortcalgary.com

Additional information:

- 1. All submissions become the property of Fort Calgary and will not be returned.**
- 2. Each proponent must make full disclosure in writing of any relationship with any employee who works for, allots work to or order supplies from any Fort Calgary employee or Board member.**
- 3. Nothing in the EOI process including any information or advice given on behalf of Fort Calgary shall create any legal obligations on the part of Fort Calgary or legal rights on the part of the proponent. Legal obligations and rights shall arise only on execution of a lease.**