



The Johnson GEO CENTRE welcomes Expressions of Interest from individuals or parties interested in leasing lobby space in the facility for the purposes of operating a café for 2016.

Further information can be obtained from Craig Murphy, Events Manager at craig.murphy@geocentre.ca.

Expressions of Interest will be received up to 5:00 pm on April 30, 2016 and should be delivered to

Johnson GEO CENTRE
175 Signal Hill Road
St. John's, NL, A1A 1B2

Vision

The GEO CENTRE would like an interested party or individual capable of operating a café to lease space starting June 1st, 2016. The term would be no less than 4 months with the possibility of extension to be agreed upon by both parties.

Timelines

The GEO CENTRE would like to have a lease in place as soon as possible.

Facility Details

The Johnson GEO CENTRE is a geological interpretation centre located on Signal Hill in St. John's, Newfoundland and Labrador, Canada. It is a not-for-profit organization, and a registered charity.

The GEO CENTRE's mission is to educate and inform the public on the importance of Newfoundland and Labrador's geology, and to foster curiosity in science and the world around them.

Open since 2002, the GEO CENTRE houses exhibit galleries related to our planet and our provincial geology, oil and gas exploration, natural resources, space exploration, and the Titanic disaster. Features also include an educational area for children aged 7 and under, period hosting of travelling exhibits, a gift shop, and a café. The building offers interpretation through public presentations and hands-on curriculum-based visits for school groups.

The GEO CENTRE has over 50,000 visitors each year with more than half coming through during the peak tourist summer season of June to September.

The GEO CENTRE, contains the following:

- Café
- Gift Shop
- Main Reception Hall
- Celestial Gallery Meeting Room
- Quidi Vidi / Gibbett Hill Meeting Room
- KidsPlace (ages 7 and under)
- Oil and Gas Gallery
- The Titanic Story Exhibit
- The Main Geological Gallery (Our Planet, Province, People and Future & Space)
- Steele Movie Theatre
- Amazing Earth Theatre
- GEO-VISTA Park

Building Details - Leased Space

The GEO CENTRE provides a counter, storage and service space totaling approximately 120 square feet of leasable space. The shared café seating space is approximately 500 square feet with additional seating at picnic tables outside. The space is located inside the main entrance (see Lobby Floor Plan).

Equipment

The GEO CENTRE has operated the café itself in previous years so a variety of equipment will be included with the lease.

- 10 Cup Commercial Coffee Machine
- Commercial Panni Maker
- 3ft Grab and Go Fridge
- 4ft Curved Glass Display Fridge
- Tables, chairs and picnic tables for seating

All other equipment is to be provided by the Lessee including a cash register and debit/credit terminal.

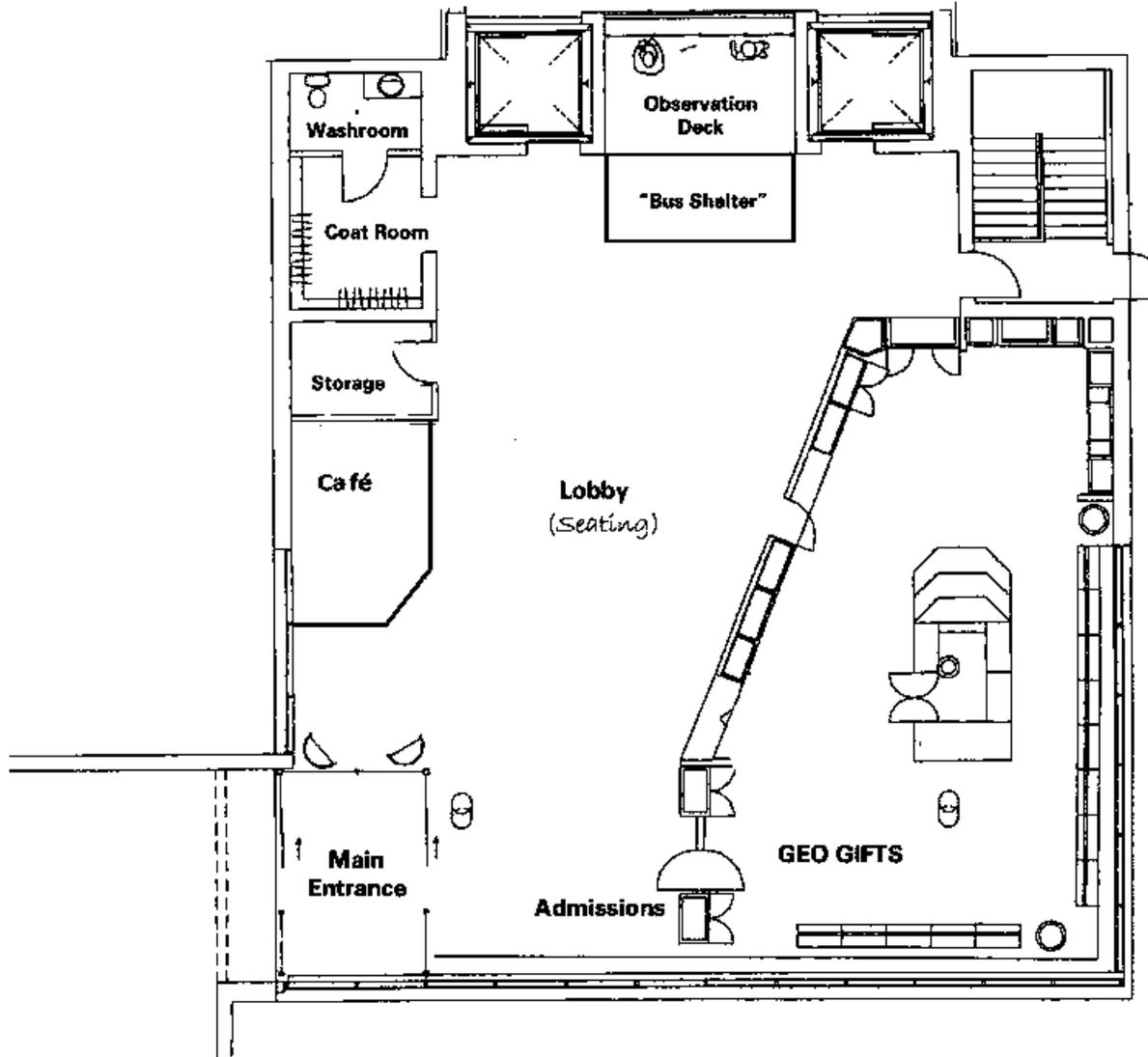
Hours of Operation

The Johnson GEO CENTRE is open to the public from 9:30am to 5:00pm, 7 days a week, except on Mondays from January to mid-March and a few key holidays. Paid admission is not required for access to the lobby. There is an option to extend café hours.

Conditions

- The GEO CENTRE would like to lease the space starting June 1st, 2016. The term would be no less than 4 months with the possibility of extension to be agreed upon by both parties.
- It is expected that rental rates will be subject to annual indexing and that rent will be paid monthly.
- It is expected that the monthly proposed fee will contribute to a share of the operating, maintenance, utility fees and common costs of the facility.
- The successful party will be responsible for providing their own additional equipment other than what is provided by GEO.
- The successful party will be responsible for cleaning and maintaining their exclusive space.
- The common café seating space would be a shared responsibility for cleaning and maintaining with the lessee and the GEO CENTRE.
- The successful party will be required to have their own liability insurance policy and the GEO CENTRE is to be named as an additional insured.

Lobby Floor Plan



Café Pictures



Lease Expression of Interest – Application Form:

Company: _____
Contact Name: _____
Address: _____
City: _____
Province: _____
Postal Code: _____
Telephone #: _____
E-Mail: _____

In preparing your Expression of Interest, we require you to address the following:

- Identify the preferred length of the lease.
- State the monthly proposed lease rate and annual increase you are willing to pay for months and future years.
- Demonstrate your experience and qualifications in operating a café.
- Outline your financial management experience.
- Describe your preferred hours of operation.
- Describe the types of foods that you propose to be served.
- Identify your expectations for signage and marketing.
- Provide insurance details.

EOI will be evaluated at the discretion of the GEO CENTRE based upon the information contained in the submission.

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