



THE CORPORATION OF THE VILLAGE OF SOUTH RIVER

REQUEST FOR EXPRESSIONS of INTEREST

REI # 01-2024

**Request for Expressions of Interest to Lease/Purchase Property and
Equipment at
309 HWY 124 (formerly South River Brewing)
South River, Ontario**

Closing Date:

**April 24, 2024
2:00 p.m.**

1. INTRODUCTION

The Corporation of the Village of South River is soliciting proposals from qualified individuals to lease/purchase the property and equipment in Appendix “A”.

The property being made available through this Request for Expressions of Interest (REI) is described within Appendix “A” of this REI.

The primary objective of this call for proposals is to have a commercial business that is complementary to the Village lifestyle and visually enhances the entranceway to South River.

Subject to award, it is the Village’s intent to negotiate an Agreement of Lease or Offer to Purchase with the successful proponent. Acceptance by the Village of any offer will be based solely on Council approval.

2. TERM OF THE PROJECT

The term of the project shall be determined by negotiation of any Lease/Sale which results from this REI process.

3. REI SCHEDULE

DATE	ACTION
April 5, 2024	REI release date
April 15, 2024	Final date for submitting inquiries about the REI
April 19, 2024	Final date for the Village to respond to inquiries about the REI
April 24, 2024	REI closes – Proposals due

Following award by Council, the proponent(s) will have up to 60 days to complete a Purchase offer or Lease agreement.

Although every attempt will be made to meet all dates, the Village reserves the right to modify any or all dates at its sole discretion.

4. PROJECT AUTHORITY AND INVOLVEMENT

The selection of any successful proposal will be by the Council of the Village of South River upon review and recommendation made by an evaluation committee. Final approval rests with Council. Participation in this REI in no way guarantees the approval of any agreement with any party.

5. PROJECT STAKEHOLDERS

The Village of South River is the project authority for this Request for Expression of Interest.

6. INQUIRIES

Any clarification of this document, request for additional information, or request to view the premises must be received by 2:00 pm on April 15, 2024 by email to:

Don McArthur, Clerk- Administrator

Email: clerk@southernriver.ca

If necessary a written addenda will be issued. Should any proponent(s) find discrepancies in, or omissions from the specifications, or should a proponent(s) be in doubt as to their meaning, they must notify the Municipal staff contact indicated in this section in order to obtain clarification. No proponent(s) may claim any advantage from any error, inconsistency or omission in the REI.

It is the responsibility of the proponent(s) to refer to the Village of South River website for any updates to this project.

7. PROPOSAL CONTENT

Each proposal submitted must include a demonstrated understanding of the Village's objectives as stated in this REI, a demonstration of the proponent(s)'s capability to undertake the proposed mandate. To be considered complete, in addition to all other requirements stated within the REI, each proposal must also provide:

- **Provide a comprehensive description of the intended use for the property**
- Proposed monthly rent and terms and conditions for maintenance (Gas, hydro, municipal taxes, etc will be tenants exclusive responsibility) or purchase amount
- Indicate the proposed schedule for takeover and length of lease
- Deposit in the amount of \$1,000 by cheque or debit.

The Village is bound to comply with the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA) and therefore any document(s) provided to the Village of South River in response to this REI may be accessible to any member of the public through a valid freedom of information request unless specific criteria for confidentiality are met. In general, an entire

proposal cannot be deemed business confidential and proponent(s) must indicate which portions of their proposals, if any, contain information that is confidential by virtue of it providing details that, if revealed to a competing business, would clearly place the proponent(s) at a competitive disadvantage. Notwithstanding the above, the Village of South River cannot guarantee that contents of proposals can be maintained as business confidential.

8. EVALUATION OF PROPOSALS AND AWARD OF PROPERTY

Submissions will initially be reviewed to ensure all eligibility requirements are met and where more than one complete submission exists for a property parcel, the expression of interest will be evaluated based upon the following criteria:

Proposed use of site	40%
Financial Plan (including monthly rent)	30%
Proponents background and experience	20%
Purchase time, length of lease, timing to completion	10%

Based on the above, and subsequent to potential negotiations with individual proponent(s), Municipal staff **may** recommend to Council that a draft lease or purchase agreement be drawn up.

The Village of South River reserves the right to interview proponent(s) and/or request clarification related to expression of interest received and, at its sole discretion, may not award the property that is the subject of this call for expression of interest.

The award of the property that has been approved by Council will only result in a binding agreement upon the completion of a Lease/Sale between the Village of South River and any successful proponent, on terms satisfactory to the Village.

No Obligation to Contract. Submissions made in response to this REI do not constitute the acceptance of a contract with the Village. Submissions constitute offers which the Village may or may not accept in its sole discretion. The Village further reserves the right to accept or reject any or all expressions of interest or parts of expressions of interest, or to accept any expressions of interest considered in its best interest, and to request re-proposals on specified terms. The Village also reserves the right to waive irregularities and technicalities and to do so in its sole discretion. The Village further reserves the right to negotiate in any manner as shall best serve the interests of the Village in the opinion of the Village. The Village reserves the right to include consideration of any outstanding claims against or by the Village, any record of poor performance with the Village and the appropriateness of any key personnel in evaluation of any proposal and to reject any proposal based on record of past poor quality of service, claims and disputes or difficulties related to proceedings in completed past projects for the Village.

Each submission of signed expressions of interest is deemed an offer which may be accepted, at the sole option of the Village and after negotiation, only by

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entering into a formal contract upon such acceptance of the terms, responsibilities, and specifications as required by the Village including but not limited to those set out herein. The Village reserves the right to reject an offer to supply goods and services presented in response to the Village's procurement processes where the Village determines that the person making the offer is in any way indebted to the Village and in its sole discretion is of the opinion that it is in the Village's best interests that the offer be rejected.

9. SUBMISSION OF EXPRESSIONS OF INTEREST

Please submit a signed original of your expressions of interest, two hard copies of the complete expressions of interest in a sealed envelope, clearly labeled; signed by an authorized signatory, and deposit of \$1000.:

The Corporation of the Village of South River
63 Marie Street
South River, Ontario
P0A1X0

Attention: Don McArthur
REI 01-2024 - 309 Highway 124 Lease/Sale

Expressions of Interest **MUST** be received at this location **NO LATER THAN 2:00 P.M. LOCAL TIME, on April 24, 2024.** Proposals received after the above due date and time will not be considered.

The deposit shall be held by the Village of South River until the proposal is rejected by the Village in its sole discretion.

The deposit shall be returnable without interest to the proponent(s).

**Village of South River REI 01-2024
Appendix "A" – Property Information**

Property Roll Number: 495600000100310

Civic Address: 309 Highway 124 South River, ON P0A1X0

Legal Description: MACHAR CON 2 PT LOT 4 RP 42R21083 PART 5

Building: 8112 sq/ft Purpose Built Brewery in 2016

Property Size (approximate): Frontage: 250' (76.2m) Depth:
180' (54.9m)
Area: 1.29 acres (5220m²)

Official Plan Designation: Highway Commercial

Zoning: Highway Commercial C2

Other: Municipal water, Enbridge Natural Gas, Hydro-one
400 Amp 3 Phase Power, Lakeland Fibre Optic Internet, and
Premier Tech Septic designed for brewery.
Independently operated IVY Charging Station (no revenues or
maintenance costs are shared)

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Appendix "B" – Equipment List and Facility Description

South River Brewing Equipment List March 2024

Brewing Equipment

10 HL Mash Tun

12 HL Brew Kettle- direct fire, NG

60 HL Hot liquor (water) Tank driven by 2X 200,000 BTU on demand water heaters

60 HI Cold Liquor (water) Tank driven by stand-alone chiller

Pilot Brew house

L X Grainfather pilot brew house, complete with 4X fermenters and chiller system

Filter

1X 40 plate/frame filter press

Tanks

4X 10HL conical uni-tanks

2X 15 HL conical uni-tanks

3X 30 HL conical uni-tanks

3X 60 HL conical uni-tanks

1X 20 HI dish bottom serving tank, with sight glass

1X 30 HL dish bottom serving tank, with sight glass

1X 60 HL dish bottom serving tank, with sight glass

Packaging Equipment

1X 6 head can filler, suitable for 473ml cans and 355ml cans {no change parts}. Filler complete with infeed can chute, rinser, twist, coder and discharge can conveyor, rinser, packing table, and bottom/top taper

1X 6 head can filler, suitable for 355ml SLEEK cans. Filler complete with Infeed can chute, rinser, twist, and discharge can conveyor, rinser, and packing table

1X electric walk behind stacker for use with empty can depalletizing station

1X stainless steel construction bonder and shrink tunnel

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Appendix "B" – Equipment List and Facility Description

Facility description

Rented facility, year of construction 2016.
Approximate R45 Insulation
6" Municipal Water Supply (2.0" within building). Approx. 300L/min water delivery to brew house.
400 amp Electrical Service
Septic system; total minimum capacity 10,000 l/day
5 PSI high pressure x 1.25 supply line Natural Gas Supply. Brewery equipment design allocation of approx. 3.0M BTU
Approx. total 8112 square ft

Production Area;

107 ft x 52 ft (5560 sq ft) x 25 ft Clear Height
LED lighting
2 x Gas Fired Unit Heaters
Motorized Ventilation
19ft x 24ft structural steel service mezzanine, 14ft clear underside x 10ft clear above. 450 sq ft with load capacity of 25 lbs/sq ft (Dead) and 100 lbs/sq ft (Live)
11ft x 24 ft concrete equipment/services mezzanine x 10 ft clear above (location of chillers, water treatment, compressor), 260 sq ft
8" Poured and sloped Concrete Floors, with Trough Drainage

Hospitality/Event space;

56 ft x 18 ft (1000 sq.,ft) plus Kitchen,. Bar/Servery, Utility Room, Rest Rooms
Forced Air Gas Heating

Retail Space:

19 ft X 25 ft (475 sq ft)

Guide purposes only. Actual may vary

Photos of Building







