



REQUEST FOR PROPOSALS THE DOCK+ ICE PLANT

I. Reference Date

This Request for Proposals (RFP) is dated April 12, 2023

II. Background

The Port Alberni Port Authority (PAPA) operates The Dock+ food hub located adjacent to Fishermen's Harbour at 3140 Harbour Road, Port Alberni, BC. The Dock+ is a provincially-recognized food hub facility that currently includes 5 "anchor tenants," each of which is operating their own distinct micro-processing plants, with commercial kitchen space available for small businesses, organizations and individuals requiring a health authority-permitted food making facility. Fishermen's Harbour, a Small Craft Harbour facility, is home to the commercial fishing fleet and accommodates recreational vessels as well. Fishermen's Harbour plays host to the finfish, shellfish and aquatic plant offloading. Additionally, The Dock+ includes fee-for-use cold storage and blast freezing facilities as well as a commercial, certified ice plant with a production capacity of 5 tonnes per day. The ice plant provides sales of ice from bags to totes to the commercial, Indigenous and recreational fishing sectors based in the Alberni Valley and throughout the region.

III. Purpose

In order to continue to enhance the efficiencies and expand the availability of services provided from The Dock+ PAPA is issuing a Request for Proposals (RFP) for the operation of the ice plant with the intent of entering into a lease agreement for the operation of this facility.

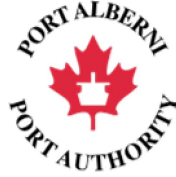
IV. Terms and Conditions

The terms and conditions of the lease agreement will be negotiated with the successful proponent. PAPA does, however, expect that the successful proponent will operate the plant in an economical, efficient and safe manner that provides service during the days and times expected by the marketplace during various seasons throughout the year.

The successful proponent will also be required to conduct all regular upkeep and maintenance to ensure continued safe and efficient operation of all equipment and, also, to ensure all operating permits are upheld.

The proposed lease agreement is on an as-is where basis for the 2023 season with renewal option at the end of term.

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In exchange for operating this facility under a fixed-rent lease agreement the successful proponent shall receive a potentially-lucrative revenue opportunity.

The dock area directly below the ice plant is considered part of the lease and may be used for ice transfer, tote storage or offloading purposes.

V. Evaluation Criteria

Proposals will be evaluated on the following criteria:

- ✓ Experience of proponent in this sector
- ✓ Expertise of proponent to operate the equipment
- ✓ Knowledge of applicable certification requirements including mechanical and operating
- ✓ Proponent references

VI. Submissions

All interested parties are encouraged to submit proposals in confidence by email outlining their credentials and operational vision for this business opportunity.

Any parties interested in viewing the facilities in support of developing a proposal may contact: Cecilia Addy, Manager Marina & Dock+ Operations, 250-731-4862.

VII. Contact

Please email proposals to:

Kate Smith, Manager of Properties & Communications
Email: ksmith@papa-appa.ca

VIII. Deadline

All proposals must be received by 4:00 pm on April 28, 2023