



PORT ALBERNI PORT AUTHORITY  
2750 Harbour Road  
Port Alberni, BC V9Y 7X2  
Tel. (250) 723-5312 Fax. (250) 723-1114  
[www.portalberniportauthority.ca](http://www.portalberniportauthority.ca)

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## REQUEST FOR PROPOSALS: THE DOCK+ RETAIL OPERATOR



### I. Reference Date

This Request for Proposals (RFP) is dated October 5, 2020

### II. Purpose

The Port Alberni Port Authority (PAPA) is requesting proposals from interested parties to enter into an agreement for the creation and operation of a food retail shop in the newly developing Port Alberni Food Hub, known as The Dock+.

This opportunity primarily focusses on the retail sale of food and beverage products produced within the facility with a secondary sales focus on foods and beverages produced in the Alberni Valley region. These products can include, but not limited to:

- Fresh and Processed Seafood, including fin fish, shell fish, other aquaculture products, etc
- Foraged foods, including mushrooms, berries, etc
- Harvested terrestrial fruits and vegetables
- Juices, Soups, Baked goods, etc, made by users of The Dock+ commercial kitchen

A secondary product grouping, which we envision as an additional source of inventory for potential sales are those products participating in the *Island Good* certified branding program.

Proposals will be evaluated on the following criteria:

- Creativity and compatibility of respondent's vision
- Experience of proponent
- Proponent references
- Business proposition to PAPA

### III. Property



#### *Location and Description:*

The subject property is located within the new Port Alberni Food Hub, branded as The Dock+ at 3140 Harbour Road in Port Alberni, BC. The area designated for the retail outlet is measured at 196 square feet located at the southwest corner of the facility with an entrance facing the parking lot of the adjacent Fishermen's Harbour Marina office.

The designated retail outlet is currently unfinished. The "open canvas" of the designated retail area provides the ideal opportunity for the successful proponent to complete the space to match their creative and operational visions.

In addition to the advantages of location within the facility, the Dock+ is located directly beside Fishermen's Harbour and Tyee Landing & Pier and within a short walking distance of the popular Harbour Quay retail, tourism and hospitality area in the middle of Port Alberni's waterfront as well as the historic Port Alberni Train Station and numerous new retail, residential, food & beverage developments in the Lower Argyle Street area.

#### *Access:*

Vehicular access to the property is from Harbour Road. There is also boat access via the Alberni Inlet and Alberni Harbour with moorage available at Fishermen's Harbour, Tyee Pier and Centennial Pier.

#### *Visibility:*

The property has great visibility in an iconic Port Alberni building adjacent popular resident, tourist and commercial vehicle and pedestrian routes.

#### *Utilities & Services:*

Hydro, city water, and telephone connections are available to the successful proponent. Fire protection is provided by the City of Port Alberni Fire Department and police protection is provided by the RCMP Port Alberni detachment.

## **IV. Development Timeline**

PAPA's goal is to see a successful proponent develop and start operating the retail outlet in time for the 2020 holiday season. However, we understand this is an aggressive timeline and, as such, we may offer certain flexibility for the selected proponent.

In further effort to support the development of this new venture in the new Dock+ destination location in Port Alberni PAPA is open to working with a committed, creative and dedicated entrepreneur towards flexible solutions to meet the goals. Such flexibility includes assisting with a long term lease that recognizes start-up costs and capital expenses. This RFP requests respondents outline a vision that we can work towards helping achieve.

PAPA will negotiate a lease with the successful proponent. While all best efforts will be made to complete a lease with the successful proponent to this RFP no guarantee of agreement is implied or explicitly stated.

## **V. Land Use Controls**

#### *Zoning:*

Current zoning allows for all envisioned uses of the site.

## **VI. Submissions**

All interested parties are encouraged to submit proposals **in confidence by email** outlining their vision for the retail shop in consideration of the description of facility and priorities described above.

## **VII. Contacts & Deadline**

All Proposals must be directed to:

Dave McCormick, MBA: Director, Public Relations & Business Development  
Port Alberni Port Authority  
2750 Harbour Road  
Port Alberni, BC, V9Y 7X2  
Email: [dmccormick@alberniport.ca](mailto:dmccormick@alberniport.ca)

**Deadline: October 30, 2020**