

Notice for Proposals for Rental of Airport Restaurant & Bar Space

The Government of Montserrat is seeking proposals from persons who are desirous of operating the Restaurant and Bar within the terminal building at the John A. Osborne Airport under a lease agreement.

- i. All utilities; electricity, water and telephone, would be covered by the successful bidder.
- ii. Operating hours of the Bar and Restaurant must be at minimum 12 hours per day between the hours of 6am and 6pm.
- iii. The lease will be provided for a **minimum** of one (1) year, but a maximum of two (2) years, with the option of extension to be determined by the Government of Montserrat and the tenant.
- iv. The tenant is expected to furnish the facility with necessary furniture and appliances.

Proposals must include;

- Work experience highlighting knowledge and skills in operating a bar and/or restaurant.
- Proposed times of operation if in addition to the minimum times indicated.
- Proposed monthly rental payable. The highest bidder will be favourably considered.
- Availability of furniture and equipment to allow for commencement of operations by **5th March 2018**.
- An indication of length of lease desirable as guided by the minimum and maximum lease period indicated.
- Proposed menu for the Bar and Restaurant.

Details of the space, as well as the available amenities can be found on the government of Montserrat website www.gov.ms or copies can be collected from the Airport main office.

To organize a visit to the facility, please contact the Airport Manager, Mr. Joseph Irish at 491 6218 or 496-1372, or by email Irishjl@gov.ms

Please address proposals to the Permanent Secretary, Ministry of Communications, Works & Labour, Brades, MSR1110, Montserrat

Proposals are to be taken to the top floor of the Ministry of Communications Works & Labour building, where a receipt will be issued. This should be done on or before **Monday 26th February 2018, no later than 2:00pm.**

Specification Details of Airport Bar & Restaurant Space

1. Kitchen – 76 s.f.
2. Indoor Service Area - 120 s.f.:
 - a. Back Bar – 20 s.f.
 - b. Indoor Seating Area – 52 s.f.
 - c. Counter top & shelving – 48 s.f. (plan area)
3. Outdoor Seating Area – 181 s.f.

Total Rentable Area = 377 s.f.

KITCHEN

Wall hung solid wood shelving painted white (length x height x depth) – (5'-7" x 2'-0" x 1'-0")

- a. w/ one (1) shelf (11'-2" linear feet of storage)

Solid wood frame base cabinetry painted white (length x height x depth) – (6'-7" x 2'-10" x 2'-0")

- b. w/ one (1) shelf (13'-2" linear feet of storage)
- c. laminate counter top
- d. double stainless steel sink (2'-9" x 1'-10")

Floors: 18" x 18" ceramic tiles (non-slip)

Walls: 8"x 12" ceramic wall tiles (glazed white) to 9'-6" A.F.Fl. with semi-gloss white paint on plastered block wall above tiles.

Ceiling: combination of Close Board/T111 and concrete slab: both painted white at varying heights.

*N.I.C – Not in Contract

Width dedicated to freezer (N.I.C) - 6'-0"

Width dedicated to industrial cooker (N.I.C) – 3'-8"

Exhaust: 19" dia. Extractor fan in exterior wall (included)

Electric water heater (powered by switch)

Power Outlets (Kitchen)

- | | |
|-----------|---------------------------------|
| Freezer – | One (1) 220V outlet |
| | Four (4) 110V duplex outlets |
| Range - | One (1) 110V GFCI duplex outlet |
| Other- | One (1) 220V duplex outlet |
| | One (1) 110V duplex outlet |

INDOOR SERVICE AREA

Floors: 18" x 18" ceramic tiles (non-slip)

Walls: semi-gloss white paint on plastered block wall.

Ceiling: 2'x2' suspended acoustic ceiling tile.

Service counter (varnished solid wood) – 1'-6" (w) x 17'-0" (l)

Under Counter Display (varnished solid wood w/ glass) – 4'-0" (l) x 1'-4" (h) x 1'-3" (d)

Prep. Counter (solid wood frame w/laminated surface) – 1'-6" (w) x 5'-0" (l) w/ stainless steel bar sink (1'-3" x 1'-3")

Liquor Display (varnished solid wood) – 6'-8" (l) x 4'-6" (h) with:

- a. four (4) shelves
- b. Floor mounted storage - 6'-8" (l) x 1'-7" (h) x 1'-0" (d)

Power Outlets (Service Area)

- Bar counter- One (1) 220V outlet
 One (1) 110V duplex outlet