

TENDER PARTICULARS

Lease by Informal Tender

A BEACH CAFÉ AT 94 SOUTH SHORE ROAD, HORSESHOE BAY,
SOUTHAMPTON WK01



HORSESHOE BAY BEACH HOUSE CAFÉ

Unconditional proposals are invited

PROPOSALS TO BE SUBMITTED TAKING INTO ACCOUNT THE
ATTACHED TERMS & CONDITIONS OR OFFER DETAILS

BY 3.00PM ON
WEDNESDAY 1ST JULY 2020



GOVERNMENT OF BERMUDA
MINISTRY OF PUBLIC WORKS

DEPARTMENT OF PUBLIC LANDS & BUILDINGS
ESTATES SECTION

HORSESHOE BAY BEACH HOUSE CAFÉ	
Location.	The property is located at 94 South Road, Horseshoe Bay in the Parish of Southampton
Description.	<p>The Café is part of a beach resort and it comprises of internal/external Café seating areas, interior bar service and external/open bar/service stand, kitchen, staff washroom, storage areas and a service yard.</p> <p>A Public Washroom for the Horseshoe Bay Beach Resort adjoins the Property.</p> <p>The attached plan numbered 5510046474 which is for identification purposes only shows the Property as edged red.</p>
Planning / National Park/ Environmental / Health Controls	<p>The property is located within a National Park. Therefore any proposed works and services on the Property would be subject to approval of Parks Department/National Parks Commission and shall also be subject to Planning/Environmental/Health control requirements.</p> <p>Inquiries should be made with the respective authorities for necessary compliance regulations relating to proposals made for consideration.</p>
Leasing Agreement	A standard Government leasing agreement will be used. The lease agreement shall be based on the Government's usual lease provisions, considering the proposed services to be provided by the prospective Tenant in return for a rent to be proposed and agreed.
Costs	<p>The Tenant shall be fully responsible for all improvement works to the property and all necessary services suitable for a Café use at the beach resort.</p> <p>Irrespective of the amount of works the prospective Tenant would propose to carry out and the level of rental, the Tenant may be responsible for any cost of apportioned building insurance as shall be procured by the Landlord.</p>
Submission of Proposals	<p>The proposal conditions are set out in the attached 'INVITATION TO TENDER', under PART II, PART III and PART V. It is recommended that prospective tenants read these carefully and where necessary consult with their solicitor and if necessary also seek clarification before making an offer.</p> <p>All offers should be submitted on the enclosed offer form (PART I, Page 2 of INVITATION TO TENDER), together with any additional information by 3:00 PM ON WEDNESDAY 1ST JULY 2020. PART IV – CERTIFICATE OF NON-COLLUSION should also to be completed.</p>



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	<p>Prospective tenants are to provide details of their proposed rent, Café services and their funding arrangements together with any other additional details or information they consider to be important or appropriate to assist in the consideration of their proposal.</p>
Disclaimer	<p>These particulars as supplied by the Estates Section of the Department of Public Lands & Buildings/Government of Bermuda are set out as a general outline only for the guidance for the use of the Property and for intending leasing arrangement. The Particulars do not constitute any part of an offer or contract. Details are provided without any responsibility or indemnity, and any intending Tenants or third parties should not rely on them as statements or representations of fact, but as merely providing information as a guide. Proposers must satisfy themselves by inspection and necessary survey and may further questions as to the correctness of each of the information provided and suitability of the Property for the proposed/intended Café use.</p> <p>We have not carried out test nor any detailed investigations on the Property besides what has been approved by Parks Department, Department of Health and other regulatory authorities as adequate for the Property to be operated as a Café.</p> <p>Tenure details cannot have their accuracy guaranteed for intending Tenants and are therefore given as a guide only and for further negotiation purposes. These should be checked and confirmed by bidder's surveyors/solicitor prior to completing any associated agreement.</p> <p>No person in the employment of the Estates Section/Department of Public Lands & Buildings of the Government of Bermuda has any authority (in their own right) to make any representation or warranty whatsoever in relation to the Property and request for proposal.</p>
Conditions/ Guidelines for Leasing.	<p>All proposals and any subsequent negotiations shall be subject to contract. The acceptance of any proposal will be subject to approval of the relevant Government Department/Ministry. The main guidelines include:</p> <ol style="list-style-type: none">1. The Property is available for the provision of commercial services in its current condition.2. The successful bidder will be responsible for any necessary improvement works to the Property.3. A <u>FIVE (5) YEAR</u> lease will be offered to the successful bidder based on the terms and conditions contained in the Heads of Terms enclosed in the 'INVITATION TO TENDER' Pack.



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	<p>4. The lease will be on an internal repairing terms.</p> <p>5. The property must be kept open during regular business daylight hours and at all other times at the discretion of the Landlord.</p> <p>6. Championing the cause for environmental friendly (eco-friendly) processes/services/use and efficient management of refuse/trash disposal shall be paramount for the entire beach resort; and this will be taken into account in considering each proposal. <u>A proposal in regard of this cause is therefore essential.</u></p> <p>The enclosed Heads of Terms (PART V of INVITATION TO TENDER document) shall be used as the basis for the leasing arrangement.</p>														
Further Enquiries & Viewings.	<p>The property will be open for viewing <u>BY ARRANGEMENT ONLY</u> with the Estates Section, Department of Public Lands & Buildings.</p> <p>As part of the viewing arrangements, there will be SCHEDULED VIEWINGS as per the schedule below. <u>Prospective parties are required to make arrangements for a viewing slot within the scheduled times.</u></p> <p>THE SCHEDULED VIEWING DATES & TIMES are as follows:</p> <table border="1" style="margin-left: auto; margin-right: auto; border-collapse: collapse; text-align: center;"> <thead> <tr> <th style="padding: 5px;">Date</th> <th style="padding: 5px;">Time</th> </tr> </thead> <tbody> <tr> <td style="padding: 5px;">10th March 2020</td> <td style="padding: 5px;">9:00am – 12:00pm</td> </tr> <tr> <td style="padding: 5px;">26th March 2020</td> <td style="padding: 5px;">1:00pm – 4:00pm</td> </tr> <tr> <td style="padding: 5px;">8th April 2020</td> <td style="padding: 5px;">10:00am – 1:00pm</td> </tr> <tr> <td style="padding: 5px;">24th April 2020</td> <td style="padding: 5px;">2:00pm – 5:00pm</td> </tr> <tr> <td style="padding: 5px;">6th May 2029</td> <td style="padding: 5px;">11:00am – 2:00pm</td> </tr> <tr> <td style="padding: 5px;">21st May 2020</td> <td style="padding: 5px;">8:00am – 11:00am</td> </tr> </tbody> </table> <p>Prospective parties may contact the Estates Section for a discussion on any queries relating the tender.</p> <p>The contact details for further enquiries and viewing arrangements:</p> <p>Name: Kofi Agyakwa-Duodu Email; kagyakwa-duodu@gov.bm Mobile: +1 (441) 5010452</p>	Date	Time	10th March 2020	9:00am – 12:00pm	26 th March 2020	1:00pm – 4:00pm	8 th April 2020	10:00am – 1:00pm	24 th April 2020	2:00pm – 5:00pm	6 th May 2029	11:00am – 2:00pm	21 st May 2020	8:00am – 11:00am
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