



COFFEE BAR OPERATOR (BICE BUILDING)

EXPRESSION
OF INTEREST

Expression of Interest closes
Monday 20 June 2022 (2:00PM ACST)

MAY 2022

LOT_
FOUR
TEEN

THE INVITATION

The Government of South Australia is calling for proposals from innovative and experienced hospitality operators who can demonstrate a very high standard of food and beverage service, to provide a unique coffee bar at Lot Fourteen to complement the growing food and beverage offering.

Lot Fourteen is a world-class innovation district with a curated, collaborative research and business ecosystem.

Home to a workforce of 1,300 people, across 130 businesses, Lot Fourteen is rapidly growing. By development completion in 2028, there will be more than 6,000 people working at Lot Fourteen, with visitor numbers expected to rise to 700,000 annually after the Entrepreneur and Innovation Centre and Tarrkarri – Centre for First Nations Cultures open in 2025.

Now, with the increased number of businesses, visitors and construction contractors the district is looking to add a unique and complementary, quick and convenient takeaway food and beverage offering within the beautifully renovated Bice Building on North Terrace.

Experienced individuals and businesses are invited to submit a proposal that reflects the aspirations of Lot Fourteen and adds value to the exceptional experience here.



Acknowledgment of Country

We acknowledge we are on Kaurna Miyurna land. The Dreaming is still living. From the past, in the present, into the future, forever.

THE DISTRICT

Lot Fourteen is already home to the Australian Space Agency, Australian Space Discovery Centre, Australian Institute for Machine Learning, Australian Cyber Collaboration Centre, Stone & Chalk startup hub and has attracted some of the world's biggest companies including Google Cloud, Amazon Web Services and Microsoft Azure.

We are moving into a rapid growth phase with construction of the Entrepreneur and Innovation Centre and Tarrkarri – Centre for First Nations Cultures commencing in 2022. It is forecast that the average daily construction workers for these two major projects will start between 70 – 90, peaking to 340 daily workers during 2023 before their completion in 2024 and 2025 respectively.

Lot Fourteen hosts business events, tours, conferences and festival programs attracting more than 50,000 people a year. In addition, thousands of people visit the Australian Space Discovery Centre, an education and learning centre focused on space careers.

When development is completed, more than 70 per cent of the district will be publicly accessible and landscaped. This open space will include gardens, paths, water feature, a park, amphitheatre, and public art for the South Australian community to enjoy.

It will offer pedestrian and cycling links with our neighbours, Universities, Adelaide Botanic Garden, Adelaide Botanic High School, Adelaide Riverbank, East End and Rundle Mall.

Lot Fourteen is a WELL Community rated district. The food and beverage retail spaces will stitch the district together and create life and energy, while providing places with local character where interesting and exciting things happen every day.

Lot Fourteen is being created as a place for everyone to come, be inspired and enjoy.



▲ Bice Building, North Terrace, Lot Fourteen. Image credit: Baukultur

LOT FOURTEEN DISTRICT OVERVIEW



Lot Fourteen, North Terrace, Adelaide, South Australia (indicative April 2022).

- 1 Eleanor Harrald Building**
 Hi-tech and creative industries focus

 - Australian Cyber Collaboration Centre (A3C)
 - The Circle – First Nations Entrepreneur Hub*
- 2 Margaret Graham Building**
 Defence, space and hi-tech focus

 - Defence and Space Landing Pad
- 3 Australian Institute for Machine Learning**
 Artificial intelligence and machine learning focus

 - The University of Adelaide research institute
 - Centre for Augmented Reasoning
- 4 Marnirni-apintheta Building Startup Hub**
 Entrepreneur hub and hi-tech focus

 - MIT bigdata Living Lab
 - Office of the South Australian Chief Entrepreneur
 - Stone & Chalk Adelaide
- 5 McEwin Building**
 Defence and space focus

 - Australian Space Agency
 - Australian Space Discovery Centre and Mission Control Centre
 - SmartSat CRC
 - Stone & Chalk Adelaide
- 6 Bice Building**
 Hi-tech focus
- 7 Sheridan Kiosk**
 Community café and bar
- 8 Tarrkarri – Centre for First Nations Cultures***
Scheduled opening 2025
- 9 Entrepreneur and Innovation Centre and Innovation Hub (working name)***
 Defence and hi-tech focus

 - Industry, research and commercialisation hub

Scheduled opening 2024
- 10 Future development opportunity**
- 11 Hanson Building**
 Space focus
- 12 Future development opportunity**
- 13 Location of Digital Technologies Academy (working name)***
Scheduled opening 2025

* Adelaide City Deal project

THE OPPORTUNITY

The Lot Fourteen Project is seeking a highly experienced and innovative hospitality operator for the coffee bar in the Bice Building who will:

- 1 Create an offering centred around exceptional takeaway coffee and beverage service.
- 2 Provide fresh, healthy, and convenient 'grab and go' breakfast to late lunch food.
- 3 Add long term sustainable value to the Lot Fourteen district experience by complementing other food and beverage retailers in the district, while providing a point of difference through a different brand identity, coffee blend and food offering.
- 4 Deliver a very high level of professional and efficient customer service, with a key focus on quick turnaround for busy workers.
- 5 Activate the space between the Bice Building and the future Tarrkarri – Centre for First Nations Cultures.

Our commitment as a WELL rated, healthy and sustainable community means that we are seeking a creative operator who shares the same socially responsible values to reduce our environmental impact and encourage a healthy lifestyle. The Lot Fourteen community strongly embraces local South Australian produce and fresh, organic nutritious food.

This is the remaining food and beverage retail opportunity within the current stage of Lot Fourteen. The Lot Fourteen Retail Strategy identifies future food and beverage opportunities to meet the demands of the growing business population and district visitation that will form part of the Entrepreneur and Innovation Centre and Tarrkarri – Centre for First Nations Cultures developments to be opened in 2024 and 2025 respectively.



^ Indicative reference images only.

THE LOCATION

Lot Fourteen is ideally positioned within the Adelaide CBD on our premier North Terrace cultural boulevard, alongside university campuses and nestled in the Adelaide Park Lands, overlooking the Adelaide Botanic Garden and an extension of the bustling Adelaide East End entertainment precinct.

The refurbished Bice Building is the jewel-in-the-crown of the heritage precinct. Facing North Terrace, directly adjacent to the site of Tarrkarri – Centre for First Nations Cultures, the coffee bar is located on the ground floor alongside the Lot Fourteen Showcase Gallery – a public information centre and small event space (to open in mid-2022), with the elevation having a dual aspect over North Terrace and Tarrkarri.

Built in 1924, the building has had a complete heritage façade upgrade and has retained its stunning original features while offering a flexible,

state of the art workplace. Named after the former Chief Secretary, Sir John Bice, was originally known as the Administration Building and contained offices, meeting rooms and other administrative services on the ground floor. The three upper floors provided accommodation for resident medical officers and a large ward.

The Bice Building is now a State Heritage listed and certified 6 Star Green Star rated base building that has been beautifully restored to premium office accommodation home to a curated hi-tech and space companies.



➤ Bice Building, North Terrace, Lot Fourteen.
Image credit: Baukultur

THE SPACE

With a beautiful vertical hinge lift servery window opening to a paved courtyard off North Terrace, the coffee bar is a canvas opportunity ready for a custom fitout to offer healthy, fresh convenience food and drinks across the busy breakfast and late lunch service.

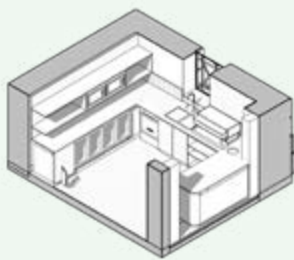
The Government of South Australia has received Development Approval for an indicative fitout concept as shown below. As part of the recent refurbishment the services designed for the indicative fitout were installed and capped for future operator use.

The successful proponent will have the opportunity to plan and design a bespoke interior and fit out of the tenancy to meet the aspirations of their proposal and enrich the character of this heritage listed building. The building will be provided in a cold shell format and the Lot Fourteen design team will provide advice regarding Tenancy Fitout Guidelines.

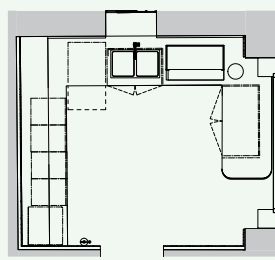
Key considerations

- The coffee bar tenancy is approximately 30m² of net lettable area, comprising of some 14m² of front of house/POS area with 2,100mm wide serving window frontage and 16m² of secure back of house.
- The external paved area outside the café window will not be permitted to have loose or fixed café furniture.
- Existing services provisions include:
 - Trade water riser connecting to 2,400 litre grease arrestors
 - Risers to mains
- 3-phase power cabling to a separately metered DB
- Hot water access point
- Tenant distribution board within the back of house (clearance requirement)
- The operator employees will have access to the shared ground floor toilet amenities.
- The premise is adjacent to commercial offices which needs to be considered in minimising noise and smell.

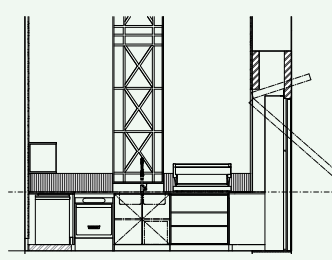
All numbers approximate.



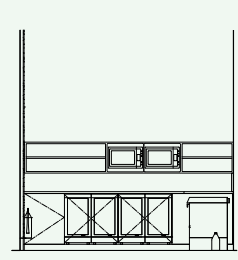
3D View Coffee Bar



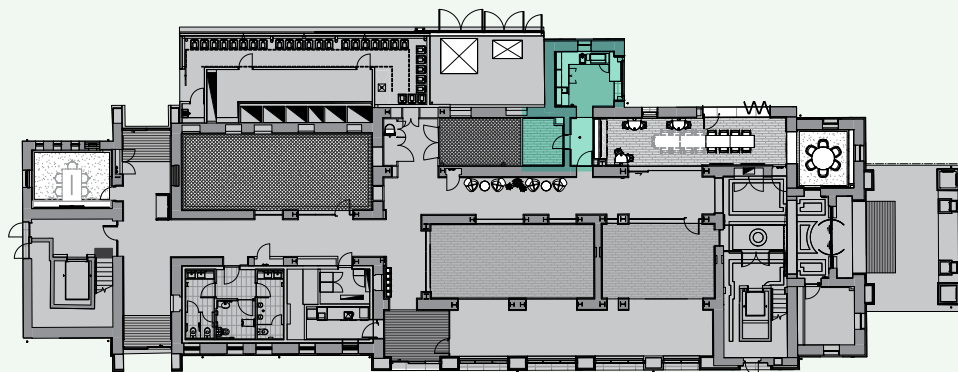
Coffee Bar Plan



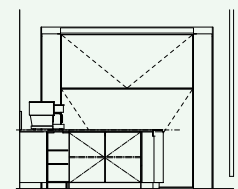
Eastern Elevation



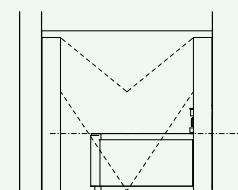
Northern Elevation



Level 00 GA Plan, Bice Building, North Terrace, Lot Fourteen.



Southern Elevation



External Northern Elevation

Key Information

Permitted use

Coffee bar, catering business operating within the premises, including the sale of alcoholic beverages.

Cuisine

Healthy, fresh and convenient grab-and-go breakfast to late lunch food and beverage, with a strong focus on local South Australian produce and producers. The contemporary, inspiring and regularly changing menu must include vegetarian, vegan, lactose and gluten free options as well as consider organic and Fairtrade selections. Eco-friendly sustainable packaging is required, and single-use packaging discouraged. Inclusion of First Nations businesses and staff within the operators offering and / or supply chain is encouraged.

Liquor license

The successful operator will be responsible for obtaining a Restaurant and Catering License (if required).

Minimum trading hours

Monday to Friday 7:00am – 2:00pm excluding public holidays.

Additional or varied hours including evening and weekend opening hours are subject to negotiation.

Lease area

The premises is located on the ground floor of the Bice Building comprising approximately 30 square metres of net lettable area.

Rent

Commencing rent of \$25,000 per annum plus GST gross, with annual fixed increases.

Amenity

The premise includes a café servery/ POS area inclusive of a manual vertical hinge lift servery window which leads out to paved courtyard area. The café store / back of house room is for storage and food preparation. The café store houses a distribution board for the café which has a minimum clearance requirement for compliance.

The installation of any oven, stove, deep fryer is not permissible within the premises. The operations must not interfere with the quiet enjoyment of tenants within the building and minimise any offensive noise and odours from the premises.

Toilet

There are toilet amenities, including DDA compliant amenities located on the ground floor of the Bice Building available for use by operator employees only.

Fitout and décor

The commercial fitout, finishings and furniture are the responsibility of the operator and need to be coordinated in consultation with The Government of South Australia and in line with the Lot Fourteen Sustainability Fitout Guidelines to support a Six Star Green Star rating.

Parking and deliveries

Permanent and temporary paid parking for staff is available at the Wilson Parking multistorey car park located at Lot Fourteen. Deliveries to the Lot Fourteen loading zone must be coordinated within the district traffic management plan. The operator must coordinate deliveries outside of typical business hours to reduce tenancy disturbance.

Security

Access to the coffee bar is via access control (swipe cards) to the internal tenancy door, with cards to be issued to operator. CCTV coverage to the Bice Building common areas, including corridor, is monitored by the 24 hour on-site security who conduct regular patrols of the district. Internal premises security is the responsibility of the operator.

Telephone, Wi-Fi

The operator is responsible for arranging and paying any costs associated with business Wi-Fi and telephone, as per their requirements.

Insurance

Public liability to \$20 million, plate glass insurance and any other relevant business insurances are the responsibility of the operator.

Business Naming and Brand

Responsibility of operator.

Signage

Building signage opportunities are available and must follow the Lot Fourteen Urban Design Guidelines. All signage designs must be agreed and approved by The Government of South Australia.

Lease term

Preferred minimum five (5) year initial term.

Date of commencement

To be negotiated with the successful proponent. Access for fitout will be upon lease execution.

Date of operation

Fit out to be complete and operational no later than 18 October 2022.

Security bond

A three (3) month gross bank guarantee and directors' guarantees will be sought.

Outgoings

Tenancy responsible for electricity and data consumption, premises cleaning, pest control. Operating and statutory outgoing responsibility of The Government of South Australia.

Cleaning and waste management

Cleaning and waste management at the operator's cost. Waste management should consider waste reduction, composting and recycling.

WHS/fire and safety

Operator is required to meet all legal requirements for health inspections and food service regulations and maintain a safe workplace.

The Government of South Australia is responsible for fire and safety equipment as currently installed within the premises.

Building maintenance

General building maintenance is the responsibility of The Government of South Australia. Damages and repairs caused by the operator or its subcontractors will be charged to the operator.

THE PROCESS

Proponents are encouraged to arrange a tour of the premises through the contact person.

Please include the following information in your Expression of Interest (EOI) response.

- 1 EOI registration form; and
- 2 Response to the below evaluation criteria.

Criteria

EOI's in response to this invitation will be assessed on the following criteria:

- 3 Experience – Demonstrated capability and relevant experience of the management team;
- 4 Brand and Customer Experience – Operator's vision and mission for an innovative customer experience, including coffee bar name, proposed brand, approach to wellness, health and sustainability initiatives to be implemented;
- 5 Product and Offering – Details of the product, including a sample menu and pricing as well as catering options (if applicable);
- 6 Fitout – Operator's approach to the fitout of the premises, including indicative program and concept/mood board;
- 7 Operations – Details of envisioned operations including proposed trading hours, service levels (customer experience), staff numbers, delivery numbers, working within the premises and district.
- 8 Financial – Commercial offer and demonstration of financial capability.

Lodgement

All responses to the EOI must be lodged via email by the closing time to Ben Laycock or Sara Higginson.

Contact person/s

Enquiries and EOI lodgement should be directed to:

Ben Laycock
Director, Retail Leasing
Colliers
M 0412 175 454
E ben.laycock@colliers.com

And

Sara Higginson
Executive, Office Leasing
Colliers
M 0406 663 243
E sara.higginson@colliers.com

Terms and Conditions

Clarification during the invitation process

Should any additional information or amendments to the EOI opportunity need to be made before the closing time these will be made available on realcommercial.com.au. It is recommended that applicants regularly review the website, and check with the Contact Persons for any updates.

Non-binding nature of opportunity offer

This opportunity is not:

- an offer to sell of any kind and does not necessarily indicate an intention by The Government of South Australia to enter into legal relations with any party; or
- to be interpreted as creating a binding contract (including a process contract) as between The Government of South Australia and you or giving rise to any:
 - contractual, quasi-contractual, restitutionary or promissory estoppel rights; or
 - no legal or other obligations will arise until parties execute formal documentation.

The Government of South Australia retains the right to vary or abandon the EOI process at any time.

The Government of South Australia is not obliged to proceed with, or negotiate, in respect to any EOI.

Disclaimer

The information set out in this EOI or on the website is not intended to be exhaustive and you should make your own enquiries regarding:

- the contents of this invitation; and
- the suitability of the premises/tenancy.

Neither The Government of South Australia nor any agent of The Government of South Australia provides any warranty or makes any representation, expressed or implied, as to the completeness or accuracy of the information either contained in or in connection with this EOI opportunity.

You must undertake your own enquiries and satisfy yourself in respect of all matters contained in any information provided to it.

Acknowledgments

You agree and acknowledge that:

- you have fully informed yourself of all conditions and matters relating to this EOI opportunity;
- you have sought and examined all necessary information which is obtainable by making reasonable enquiries relevant to the risks, contingencies and other circumstances;
- you do not rely on any expressed or implied statement, warranty, representation, whether oral, written or otherwise, made by or on behalf of The Government of South Australia or any agent of The Government of South Australia;
- you have relied on your own investigations and enquiries in lodging an EOI response; and
- The Government of South Australia and any agent of The Government of South Australia are not liable for any incorrect or misleading information or failure to disclose information whether in connection with this EOI opportunity.

Reservation of rights

The Government of South Australia may:

- extend the EOI closing time (time or date);
- make amendments to this EOI opportunity and provide updates of amendments on the Lot Fourteen website;
- ask you to clarify any ambiguity or provide additional information in support of the EOI;
- make any enquiries of any person, company, organisation, or matter related to the EOI, including confirmation of any information provided by you;
- elect not to consider an EOI submitted by you that has a potential, actual or perceived conflict of interest; or employs or engages a person who has a potential, actual or perceived conflict of interest whether or not the potential, actual or perceived conflict of interest is disclosed;
- invite any person or company to lodge an EOI;
- elect not to accept any EOI which does not meet with the selection criteria; and
- take any other actions it considers appropriate.

EOI costs

Any and all costs incurred by you in lodging an EOI as a result of this opportunity shall be the sole responsibility of you.

Publicity and confidentiality

Information supplied by or on behalf of Renewal SA is confidential to The Government of South Australia and you are obliged to maintain confidentiality.

Although The Government of South Australia understands the need to keep commercial matters confidential, The Government of South Australia reserves the right to disclose some or all of the contents of any EOI:

- to any consultant or advisor as part of The Government of South Australia's consideration of the EOI; and
- as a consequence of a constitutional convention in order that the relevant Minister may answer questions raised in the South Australian Parliament; keep Parliament informed or otherwise discharge the Minister's duties and obligations to Parliament and to advise the Governor; Parliament and/or the Government of South Australia, or if required to do so by law. Any condition in an EOI that purports to prohibit or restrict the Minister's right to make such disclosures cannot be accepted.

You must not make any news releases or respond to media enquiries pertaining to this EOI opportunity without The Government of South Australia's prior written approval. If you act contrary to these expectations, The Government of South Australia may exclude you from the EOI process.

Copyright and intellectual property

By lodging an EOI, you license The Government of South Australia to reproduce for the purpose of the EOI process the whole or any portion of your EOI, despite any copyright or other intellectual property right that may exist in the EOI.

EOI REGISTRATION FORM

EXPRESSION OF INTEREST CLOSES MONDAY 20 JUNE 2022 (2:00PM ACST)

Contact details

Name	Phone
Business name	Email
Trading name	ABN

Summary

Outline your food and beverage business concept for Coffee Bar (Bice Building) at Lot Fourteen:

Supporting documentation

Please include in your application the following supporting documentation:

- Response to selection criteria.
- Sample menu (including pricing and catering options).
- Indicative concept/mood board/images.

Specify any other supporting documentation included.

Declaration

I/we confirm that I/we have read and accepted the terms and conditions for the Coffee Bar (Bice Building) EOI at Lot Fourteen.

Name

Date

Signature

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