CentacareCQ
A Ministry of the Catholic Diocese of Rockhampton

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CentacareCQ

Café Tender

1.0 Introduction

CentacareCQ is seeking proposals from experienced food and beverage operators for the lease of a café located at its Rockhampton site in Central Queensland.

2.0 Background

CentacareCQ is Central Queensland's longest established social service provider with sites located in Mackay, Longreach, Emerald, Blackwater, Rockhampton, Yeppoon, Gladstone, and Bundaberg. Each year CentacareCQ provides care and support for more than 2000 clients, with home care, social and disability support, transport, counselling, dispute resolution and family education services. These services are delivered by more than 300 employees across our seven locations, with more than 200 of them based at our Bolsover Street, Rockhampton site.

A cafe facility has been operated by CentacareCQ within one of the site buildings for 5 years until September 2021. As well as being the base for CentacareCQ staff, this site is also in close proximity to riverside apartment complexes, two motels and medical services. The facility comprises 27m^2 of indoor space and a 39m^2 deck. CentacareCQ-owned equipment within the café includes a coffee machine, hot box, display fridge and refrigerator.

The café had been previously used for supplying food and drinks to CentacareCQ staff, visiting clients and catering for groups who hire the training rooms located onsite. These training rooms feature an adjacent kitchenette used for food preparation. The café also operated a twice daily food and coffee run to support services staff located in a premise on Victoria Parade.

3. Requirement

CentacareCQ is seeking offers to lease a café facility located on the ground floor of its property located at 16 Bolsover Street, Rockhampton. The successful tenderer will be required to provide light meals, snacks and non-alcoholic beverages to staff, visiting clients and the general public. There is also an opportunity to provide catering for client group activities and groups hiring the onsite training rooms. Details of the lease available include:

- Term – Length of lease negotiable (minimum 1 year), with options to renew
- Weekly rent $200 plus GST (power and water included) – initial rent-free period, negotiable dependant on length of lease.

The venue has previously operated as a not-for-profit service and met local government guidelines for this purpose. It does not have a kitchen registered under food safety regulations; and intending tenderers would be required to ensure that their proposed operation model would meet the regulations appropriate to this.

4. Supporting information

The following supporting information is appended to this document.

- Site plan
- Site photos
- Equipment inventory.

5. Conditions

The purpose of this invitation, is to seek proposals for the lease of Centacare*CQ*'s café that are complimentary to its site activities and community needs.

Following the tender closure date, Centacare*CQ* will review the proposals received and may commence negotiations with one or more respondents about its requirements. Submission of a proposal does not create an obligation for Centacare*CQ* to enter into negotiations with any of the respondents.

Centacare*CQ* will acknowledge receipt of each proposal.

Additional information

Suppliers requiring additional information about this requirement, should contact the nominated Centacare*CQ* representative listed in **Section 6** below. No other Centacare*CQ* staff member may provide information on this tender opportunity, unless authorised by the nominated contact person.

Parties interested in submitting a tender may arrange an inspection of the facility by contacting the nominated contact.

6. Responses

Responses to this expression of interest, including the details described in ***Section 3***, are requested by 3rd December 2021. A response should, as a minimum include:

- Details of the operator's relevant experience and qualifications
- A description of the operators proposed service offering and how this will be delivered.

Responses and additional questions should be submitted via **centacarecq.com/cafe-tender**

6.1 Nominated Centacare*CQ* representative

Leisa Kilsby
General Manager Support Services
Phone: 1300 523 985

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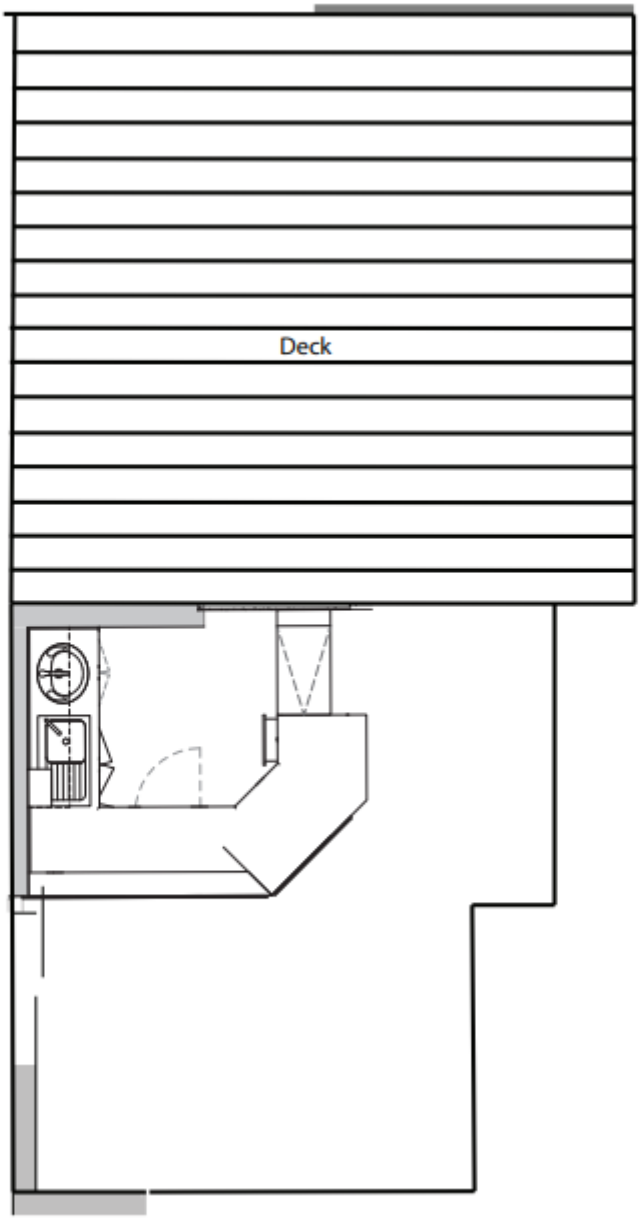
Site Plan



Diocesan Administration
PO Box 819, Rockhampton, QLD 4700 P: 1300 523 985 E: admin@centacarecq.com
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Site Photos

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Equipment Inventory

Quantity	Equipment Description	Photo
1	Expresso Machine Conto Tall Cup Model BCM.102.CC.2	
1	Zenith Coffee grinder	
1	Under bench 600wide display bar fridge	
1	Cold food display (on counter) - Exquisite CTD78-LED Counter Top Chiller - dimensions 430 x 425 x 940h	

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1	Pie warmer – 36-48 Pies – Anvil – approx. dimension 453 x 503 x 644	