

REQUEST FOR PROPOSAL

FOOD AND BEVERAGE SERVICE PROVIDER

ISSUE DATE: February 17th, 2026

CLOSING DATE: April 23rd, 2026

WALK THROUGH OPPORTUNITIES:



Saskatoon Kinsmen/Henk
Ruys Soccer Centre
219 Primrose Drive
Saskatoon, SK S7K 5E4

March 11th, 2026 2-4 pm



Saskatoon Sports Centre
150 Nelson Road
Saskatoon, SK S7S 1P5

March 12th, 2026 2-4 pm

SUBMIT PROPOSALS TO:

Saskatoon Soccer Centre Inc.
Attention: Chief Executive Officer
150 Nelson Road Saskatoon, SK S7S 1P5
Email: ceo@saskatoonsoccer.com



REQUEST FOR PROPOSAL

Lease of Full-Service Restaurants, Concessions/Deck and Vending Services Saskatoon Sports Centre & Saskatoon Kinsmen / Henk Ruys Soccer Centre

EXECUTIVE SUMMARY AND PURPOSE

This request for proposals seeks parties who are interested in operating the lounges, concession, and vending at the two Saskatoon Soccer Centre Inc. (SSCI) operated facilities for a 5-year term. Food and beverage services are a fundamental element of the facilities, providing significant added value to our visitor experience.

Saskatoon Soccer Centre Inc. is a non-profit organization that owns and operates two dedicated facilities that support and serve Saskatoon's sports community. Our facilities act as a key hub for competitive and recreational tournaments, training programs, and community events, serving local clubs, schools and adult/youth recreational sports leagues. Our world-class facilities attract regional and national competitions while also hosting a wide variety of sports, activities and special events (see Appendix A).

SSCI welcomes over 1.8 million visitors annually, including players and spectators of all ages. The Youth Soccer league boasts close to 10,000 players throughout the year, bringing in athletes, parents, siblings, grandparents and more! Adult Soccer has over 5,500 players aged between 15 and 75 in their indoor and outdoor leagues, while ball hockey, volleyball, pickleball and other leagues that call our facilities home bring in a wide variety of players and visitors. Programming and rentals range from pre-school activities to various options for seniors to stay active.

Please read the entire RFP package and submit your response package in accordance with the instructions.

PROPOSALS ACCEPTED: February 17th, 2026

DEADLINE FOR SUBMISSION: 5:00 pm on APRIL 23rd, 2026

CONTACT: Questions regarding this RFP and details within should be directed to Jodi Blackwell, Chief Executive Officer at 306-975-3403 or ceo@saskatoonsoccer.com.

1. PROPOSAL INSTRUCTIONS TO VENDORS

Response packages should include:

- a) A statement of intent that provides a summary of business history, why you are interested in rental of the spaces, and relevant experience.
- b) A comprehensive Business Plan that should reference:
 - a. Business description (theme, character, mandate, etc.)
 - b. Products and services (menu, items for sale, etc.)
 - c. Proposed core business hours
 - d. Marketing and sales strategy
 - e. Operational plan
 - f. Financial projections
- c) Letters of Support (minimum of 2).
- d) Deposit

Interested parties are invited to attend a site tour at each facility. If you cannot attend the scheduled date/times below, please contact Jodi Blackwell to set up a private walkthrough.

Saskatoon Kinsmen/Henk Ruys Soccer Centre: **March 11th, 2026, 2-4 pm**

Saskatoon Sports Centre: **March 12th, 2026, 2-4 pm**

Sealed proposals shall be emailed or delivered to:

**Saskatoon Soccer Centre Inc.
Attn: Chief Executive Officer
150 Nelson Road, Saskatoon, SK S7S 1P5
ceo@saskatoonsoccer.com**

Proposals will be accepted providing all documents are received by the stipulated closing time and date. SSCI will not be responsible for failure to receive proposals. Bidders are responsible for ensuring transmissions are received prior to the stipulated closing time.

2. DEPOSIT

2.1 Each proposal shall be accompanied by a Certified Cheque payable to SASKATOON SOCCER CENTRE INC. as a security deposit, in the amount of \$5,000. The deposit will be returned to unsuccessful bidders within 30 calendar days after a Proposal is accepted.

The deposit of the successful bidder will be retained to indemnify SSCI in case of default, until the Contract Agreement is executed.

3. AREAS OF RESPONSIBILITY

3.1 It is the intent of SSCI to provide within the facilities the major fixed equipment, portable equipment and furniture as outlined in Appendix C. It is expected that the successful Food Services Operator will supply the necessary smallwares, portable equipment, specialty equipment, tools of the trade, consumables, housekeeping, cleaning, pest control, linen, uniforms and the general materials required for the day-to-day operation, including:

- Ability to obtain and maintain the required licenses to prepare and serve food and alcohol in accordance with regulations and appropriate government agencies.
- Maintenance and repair of vendor owned equipment is the responsibility of the vendor.
- SSCI is responsible for an annual inspection by a third party of all SSCI owned equipment (Appendix C), and regular cleaning and day-to-day maintenance is the responsibility of the vendor.
- Maintenance and repair/replacement costs of SSCI owned equipment (Appendix C) is the responsibility of SSCI. The vendor is responsible for timely reporting of maintenance and repair concerns.
- Housekeeping within the food service and concession areas.
- Equipment cleaning, including routine maintenance, inspections and cleaning of canopies, ventilators and exhaust ducts, as per industry standards.
- Extermination and pest control.
- Waste to be bagged and removed to the disposal bins outside of the buildings.
- The receiving, handling and dispatch of all incoming supplies.
- Regular and timely communication of all vendor-hosted activities or events.
- Set and comply with mutually beneficial core hours of operation and extended hours of operation as agreed upon with SSCI.
- Any utilities required by vendor which are not listed in section 4.5.

4. RELEVANT LEASE REQUIREMENTS

The successful proponent will be required to sign a 5-year lease agreement. The following clauses will be included in the lease agreement and may inform proposal submissions:

- 4.1 Compliance with all City Bylaws and responsibility for obtaining a business license, liquor license and payment of all applicable taxes.
- 4.2 Prior to the Lease Commencement Date the Tenant shall, at its expense, obtain all risk replacement cost insurance for the Leased Premises and all contents therein of the Tenant. Such insurance coverage shall include but not be limited to, \$5M comprehensive liability insurance for bodily injury or property damage with respect to the Leased Premises and the Tenant’s use of the leased Premises, and Tenant’s legal liability insurance for the leased Premises, all in amounts deemed satisfactory to the Landlord.
- 4.3 Provide proof of Insurance coverage and required licenses (i.e. business license, liquor license, health license, etc.). The successful proponent shall indemnify SSCI against all actions and claims by reason of negligence on the proponent’s firm’s part.
- 4.4 Lease Rate:
- 4.4.1 Rental plus GST shall be payable in advance on the first day of each and every month during the lease Term in accordance with the following:

| | Gross Rent Per Annum | Gross Rent Per Month |
|---------------------------------|----------------------|----------------------|
| August 1, 2026 to July 31, 2028 | \$126,000 | \$10,500 |
| August 1, 2028 to July 31, 2031 | \$132,300 | \$11,025 |

- 4.4.2 The Landlord’s standard lease shall include utilities.
- 4.5 Building Services:
- 4.5.1 Snow removal; landscaping; exterior, parking lot and yard maintenance are the responsibility of the Landlord. Phone service; cable; internet; Point of Sales system; interior maintenance; garbage removal; janitorial labour and supplies for own Premises are the responsibility of the Tenant.
- 4.6 Maintenance Obligations:
- 4.6.1 The Tenant will be responsible for all maintenance and repairs to equipment. If any equipment requires replacement, the cost of the replacement shall be the responsibility of the Tenant, who will have the right to remove any equipment that the Tenant has replaced at the termination of the lease.
- 4.7 Fixturing Period:
- 4.7.1 The Tenant shall be granted one (1) Month from the Possession Date as a fixturing period (The “**Fixturing Period**”). The Tenant shall not be responsible for Basic Rent during the Fixturing Period.

4.8 The Proponent will be required to respect all existing or future sponsorship agreements with SSCI for the two facilities. The Proponent must receive written approval by the Chief Executive Officer of SSCI for any agreements they may enter into with sponsors, advertisers or suppliers to ensure no conflict with existing SSCI agreements.

4.9 Termination and Dissolution:

4.9.1 This agreement may be terminated by either party providing appropriate notice is given in writing. Appropriate notice is determined to be 180 days.

4.10 At the time of contract award, if applicable, the successful Proponent must provide a letter of good standing as required under the Workers' Compensation Act. Failure to supply this may result in your proposal being disqualified. The successful proponent will annually provide a Workers' Compensation Clearance Certificate on the anniversary date of the contract.

5. PROPOSAL EVALUATION, CONTRACT NEGOTIATION AND AWARD:

5.1 Upon receipt of proposals, there will be a screening process to ensure the vendor's compliance with all requirements of this proposal.

5.2 Evaluation Criteria: This proposal shall be awarded based on the strength of the following criteria:

- Statement of Intent
- Business Plan
- Letters of Support

5.3 SSCI reserves the right to negotiate terms with the selected vendor.

5.4 All proposals shall be signed by the authorized signing officer(s) of the Proponent.

- a) If the proposal is submitted by a sole proprietor carrying on business in their own name, their name shall be printed immediately above their signature; or
- b) If the proposal is submitted by a person carrying on business under a name other than their own, the business name shall be printed immediately above their signature; or
- c) If the proposal is submitted by a partnership, the full name of the corporation shall be printed immediately above the signature of its duly authorized officers and the corporate seal affixed. If the corporate seal is not affixed to the tender, the signatures shall be witnessed and proof of signing authority shall be provided.
- d) The signatures of the persons bidding must be in their respective handwriting.

6. PROPOSAL NOTIFICATION, WITHDRAWAL AND ACCEPTANCE

6.1 Proposals will not be publicly opened.

6.2 The proponent may withdraw their proposal for any reason before the closing date and time of 5 pm CST on April 23rd, 2026. Withdrawal must be communicated to the CEO in writing (email is acceptable). In the event of a withdrawn proposal, the deposit will be returned within 30 calendar days of withdrawal.

6.3 The successful proponent will be notified that their proposal has been accepted within 30 calendar days of the RFP closing.

7. REJECTION OF PROPOSALS

7.1 SSCI reserves the right to reject any or all proposals. Proposals that are incomplete, conditional, unbalanced and obscure, or which contain alterations, additions or erasures may be rejected.

7.2 SSCI reserves the right to waive any irregularity or insufficiency in any proposal submitted and to accept the proposal which is deemed most favourable to the interest of SSCI.

PROPOSALS ACCEPTED: February 17th, 2026

DEADLINE FOR SUBMISSION: 5:00 pm on APRIL 23rd, 2026

CONTACT: Questions regarding this RFP and details within should be directed to Jodi Blackwell, Chief Executive Officer at 306-975-3403 or ceo@saskatoonsoccer.com.

APPENDIX “A”

Facilities Overview

Facility Information:

The **Saskatoon Sports Centre** is the premier indoor sports facility in Canada, and features indoor and outdoor fields, as well as beach courts. The two-story, 167,000 sq ft facility features:

- 1 full sized indoor artificial turf fields
- 2 outdoor full sized artificial turf fields with bleacher seating for 1,500
- 1 midsized indoor artificial turf field
- 1 hardcourt field
- 3 volleyball courts
- 4 beach volleyball/beach soccer courts
- 12 dressing rooms with showers
- 365 m walking track
- Fitness centre
- Full-service cafeteria
- Large lobby/commons area
- Restaurant/lounge with mezzanine license
- Licensed concession and outdoor deck
- Lower concession for outdoor fields
- Meeting room
- Smoke free facility
- Ample free parking
- Wheelchair accessible

The facility is directly connected to Centennial Collegiate, and near St. Joseph High School.

The licensed all-ages pub/restaurant at the Saskatoon Sports Centre is located on the second level with clear views of the main field and is 3,082.8 sq. ft. The licensed Concession and Deck are located on the second level with access to the mezzanine indoors and overlooking the outdoor fields and beach courts from the deck.

The **Saskatoon Kinsmen / Henk Ruys Soccer Centre** is the original indoor facility and is 97,000 sq ft featuring four boarded hardcourt fields. The facility offers:

- 4 indoor boarded pitches
- 12 volleyball courts
- 16 pickleball courts
- 16 dressing rooms with showers
- Restaurant/lounge with mezzanine license
- Full-service concession
- Meeting room
- Ample free parking
- Large lobby area suitable for displays
- Smoke free facility
- Ample free parking
- Wheelchair accessible

The licensed all-ages pub/restaurant at the Saskatoon Kinsmen / Henk Ruys Soccer Centre is over 5,000 sq ft and is located on the second level with clear views of the playing fields, and easily accessible from the mezzanine viewing area. There is a dedicated entrance allowing direct access outside of regular facility hours. The Concession is located in the main lobby near the entrances to all four fields and the meeting room.

Both facilities can accommodate a variety of sports leagues and training activities for both youth and adults, and special events such as:

- Indoor and outdoor soccer
- Volleyball
- Ball hockey
- Pickleball
- Lacrosse
- Beach volleyball and soccer
- Football
- Ultimate disc
- Baseball
- Rugby
- Cheerleading
- Dance
- Fencing
- Gymnastics
- Martial arts
- Wheelchair sports
- Roller derby
- Camps / clinics / tournaments
- Baton

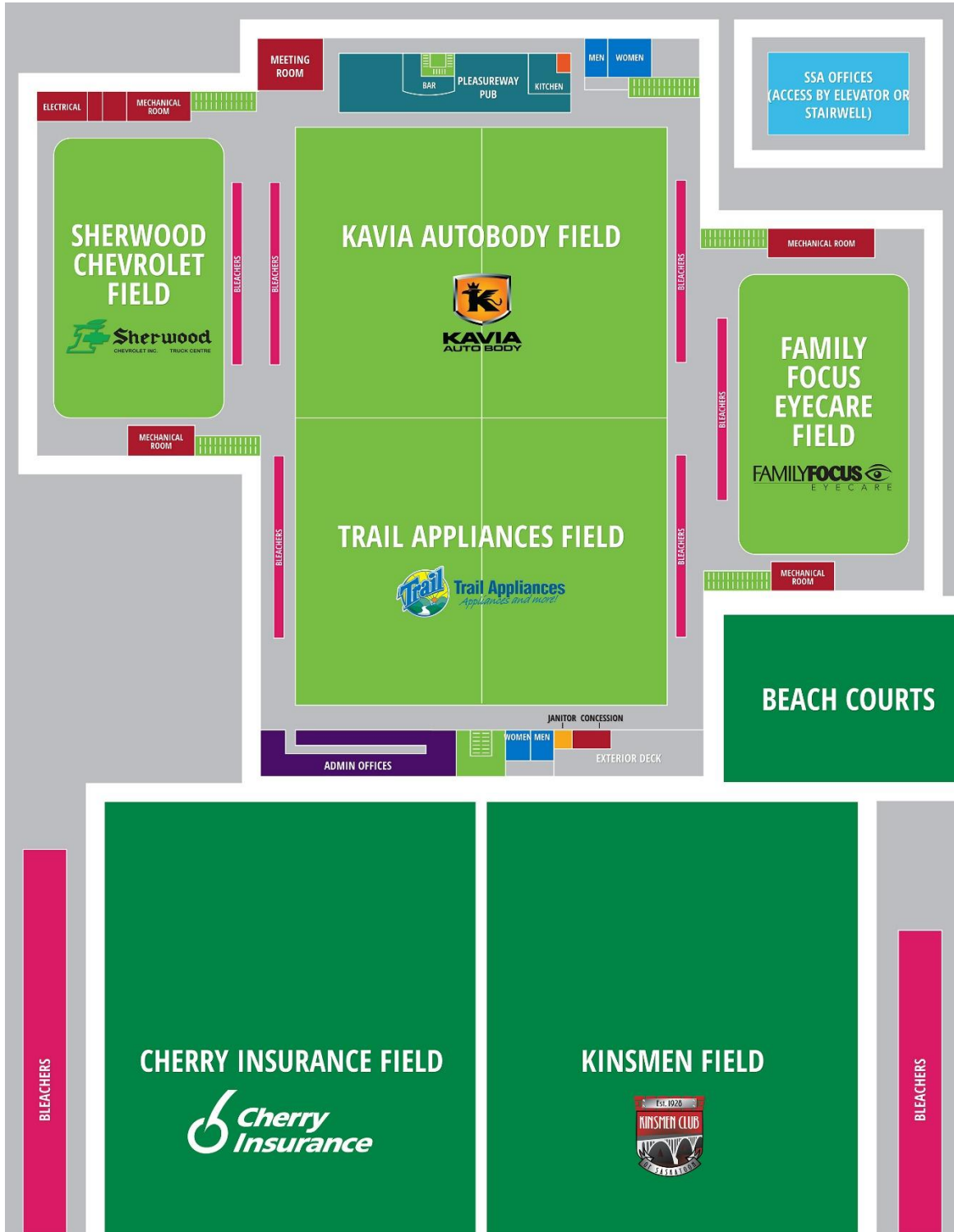
The facilities also host a variety of programs, functions and special events:

- Birthday parties
- Team wind-ups
- Corporate team building and parties
- School programs, including a Soccer Academy
- Trade shows
- Dog shows and competitions
- Meetings
- Weddings / anniversaries / banquets
- Dances
- Receptions
- Steak nights / fundraisers
- Community / special events (ie. Folkfest)
- Walking group
- Indoor Playgroup

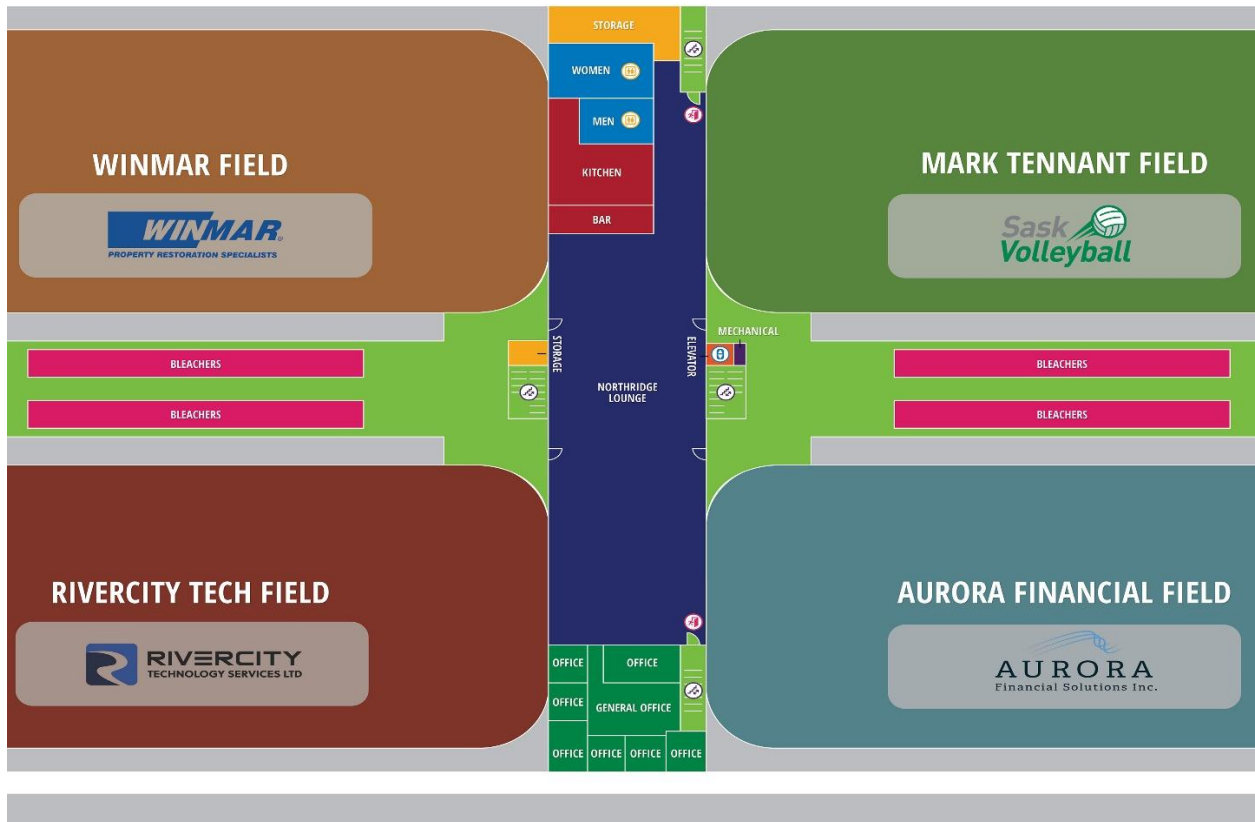
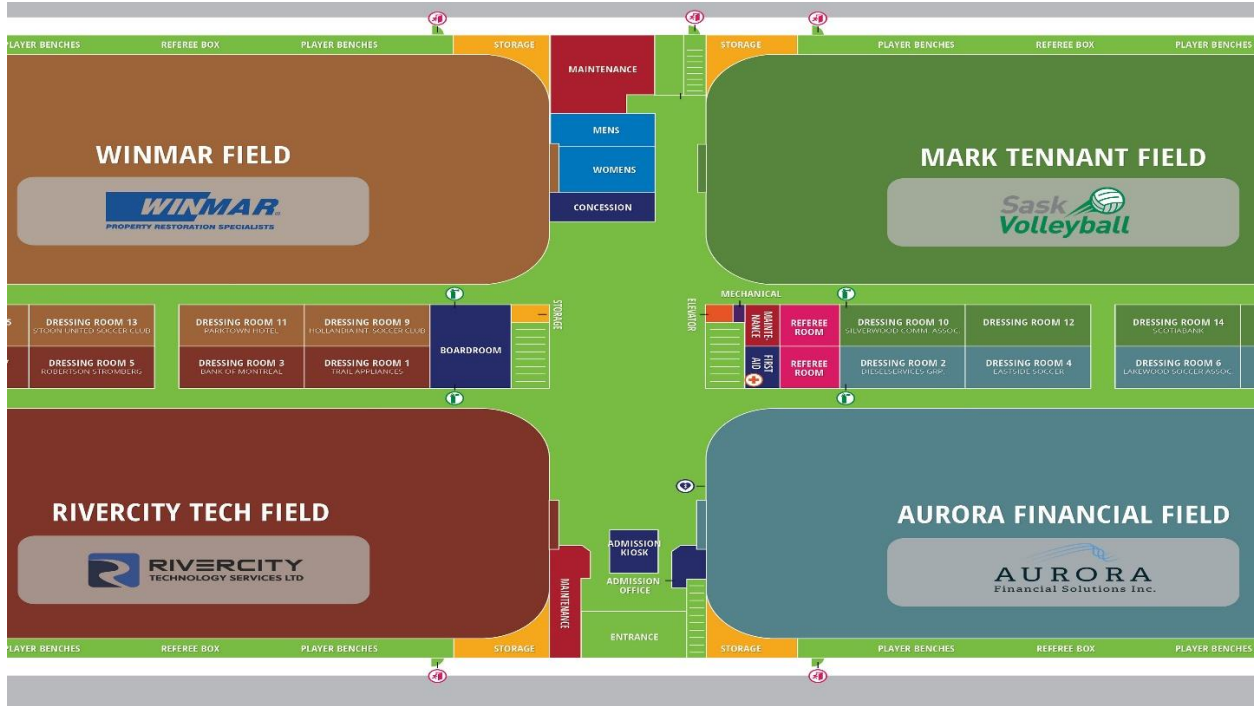
Annual visits to the two facilities exceed 1.8 million people of all ages annually.

APPENDIX "B" - Maps

Saskatoon Sports Centre



Saskatoon Kinsmen/Henk Ruys Soccer Centre



APPENDIX “C” – Asset Lists

Saskatoon Sports Centre

Restaurant / Lounge:

42 Tables
160 Chairs
Built in benches
5 Window Tables

Kitchen:

1 Walk-in Cooler w/ shelving
1 Sink
1 Dishwasher
1 Garland stove with flat top and oven
1 Grease trap

Bar:

2 Bar sinks
1 POS / Till
1 Dishwasher
1 Freezer
1 Draft table unit
1 TV
1 Ice machine

Concession:

Cupboards
Sink

Saskatoon Kinsmen/Henk Ruys Soccer Centre

Restaurant / Lounge:

50 Tables
199 Chairs
2 Highchairs
1 Condiment stand

Bar:

1 Sink
1 POS
1 Drain
1 Sound system

Back storage:

1 Prep table
Shelving
Assorted Cups and Glassware
1 Toaster
1 Walk-in cooler w/ shelving

Kitchen:

- 1 Sandwich prep table
- 1 Soup warmer
- 1 Grill
- 2 Ovens
- 1 FryMaster Deepfryer
- 1 Cart
- 1 Microwave
- 1 Washshelf w/ sink
- 1 Dishwasher
- 1 Foster Walk-in freezer w/shelving
- 1 Ice machine
- 1 Walk-in Cooler
- 1 Shelf and table