

Expression of Interest (EOI)

Food and Beverage Services
Thompson Regional Airport



Expression of Interest (EOI) for Food and Beverage Leasing Opportunities at Thompson Regional Airport (TRA)

1. Introduction

The Thompson Regional Airport (TRA) is undergoing a full redevelopment of its current airport infrastructure, including the construction of a new 44,000 ft² airport terminal building (ATB). Designed as a modern gateway to the region, the new ATB will offer enhanced passenger experiences, improved infrastructure, and expanded services.

Currently, TRA facilitates approximately 30,000 passenger flights annually, providing essential services to 35 northern and First Nation communities. Future development at and adjacent to the airport is expected to increase user numbers significantly in the coming years. The new ATB will include increased capacity and opportunities for retail and dining, catering to both travelers and staff.

There are approximately 200 full-time workers and support staff in the airport community. Additionally, the new ATB is in close proximity to Highway #391, which serves numerous remote communities and is one of the last stops before heading farther north.

TRA invites Expressions of Interest (EOI) from experienced and qualified vendors interested in operating within this vibrant and strategic hub.

2. Leasing Opportunities

TRA is offering the following leasing opportunities within the ATB:

- Kiosk Facilities: Three (3) kiosk-style spaces available within the ATB.
- Dine-in Restaurant: One (1) dine-in restaurant facility equipped for makeup air and exhaust hood systems.

- Vending Machine Location: One (1) vending machine space in the non-secure airside area, linked to a primary kiosk lease.
- Secure Airside Lease: One (1) secure airside kiosk, tied to the primary lease of either a non-secure kiosk or the restaurant facility.

Security Clearance: For vendors interested in the secure airside location, the following requirements must be met:

- Operate both the airside and primary leased location as per lease terms.
- Obtain an RCMP security screening for necessary security clearance.

3. Expression of Interest Submission Interested parties should submit an EOI that includes the following:

- Company Profile & Experience: Overview of the vendor, including operational history and experience in similar environments.
- Operational Plan: Proposed concept, staffing strategy, and operational approach.
- Proposed Operating Hours: Alignment with the ATB's operational requirements.
- Preliminary Design Concept: Initial fit-up design and layout preferences for the lease area(s).
- Additional Supporting Information: Any relevant details demonstrating the vendor's ability to successfully operate within the ATB.

4. Lease Terms & Operational Requirements

- Lease Duration: Minimum of three (3) years, with a maximum of five (5) years, subject to renewal terms.
- Tenant Improvements: Vendors are responsible for 100% of their own Tenant Improvements (TI) and fit-up costs.
- Design Approval: Preliminary designs are subject to owner approval.
- Operational Readiness: Vendors must be fully operational by October 1, 2025.

5. Submission Process

Interested parties should submit their EOI by Friday, April 4th to:

Curtis Ross, CEO/CDO

Email: Curtis.Ross@fly-yth.ca

Phone: (204) 679-6126

Following the review of submissions, selected proponents may be invited to submit a detailed business plan and full-scale drawings within 30 days of acceptance. A floor plan identifying each available location within the ATB will be provided upon request.

Additional Information For inquiries or to request a floor plan, please contact:

Laura Finlay

Manager, Partnerships and Economic Development

Email: Laura.Finlay@fly-yth.ca

Phone: (204) 619-1871

We look forward to engaging with vendors who will contribute to the dynamic and growing environment of the Thompson Regional Airport.

