



# Expressions of Interest

Old Fremantle Boys School Café

DADAA LTD

Closes 4.00pm, Tuesday 29th September 2020

# Introduction

DADAA invites expressions of Interest (EOI) from suitably qualified and experienced parties, who are passionate about food and community, for the operation of the Old Fremantle Boys' School Café and supported employment program.

The Café is located in the 1854 Old Fremantle Boys' School, in the heart of the east end of Fremantle, in the Princess May Park precinct. The Old Fremantle Boys' School is home to DADAA's head office, studios, cinema and gallery, along with Circus WA and the Fremantle Foundation.

The Café is fully fitted, having undergone a new fit out in 2019. The Café opens to an architect designed and fully secured central courtyard, which provides the opportunity for outdoor dining and events in a protected, developing, garden setting. The Old Boys' School café is a hidden gem in Fremantle – ready and waiting for customers.

DADAA encourages EOI's from people of all ages and backgrounds who wish to operate in the heart of Fremantle and are willing to capitalise on the diverse business opportunities that this site offers.

Motivated and experienced applicants are invited to consider the options available:

- Lease Café with a clear requirement to operate with an inclusive workforce, employing a minimum of two people with lived experience of disability.
- Lease Café, operate with an inclusive workforce and develop an events space that further activates the site and adds value to DADAA's program of exhibition openings, cinema screenings and cultural partnerships.

Proponents need to be aware of the social and historical significance of the site, which limits further re-development. In addition, any lease subsequent to the EOI process that is entered into between the successful party and DADAA LTD will be in accordance with the requirement to operate the Café with an inclusive workforce. Business models which prioritise sustainability will be looked upon favourably.



# Site Information

The Fremantle Boys' School (1854) is on Adelaide St, Fremantle in what is now The Princess May Reserve. The School was designed by William Ayshford Sanford and built by convict labour between 1853 – 1854, with later additions in 1910. It was upgraded to a high school in 1947 before closing in 1958.

The Film and Television Institute (FTI), including its cinema, was the tenant from 1971 until 2014. (It was formerly PIFT, the Perth Institute for Film and Television.) In 2014 the building was closed for renovations and FTI moved to the Northbridge.

Through an open EOI process in 2017, DADAA won a long-term tenancy over the site. In 2019, with the support of the City of Fremantle and Lotterywest, a 3.1 million renovation was completed, transforming the site into a significant cultural facility designed around the arts access needs of Western Australian artists with disability.

DADAA is excited to now invite EOIs for the café as significant part of a strategy to welcome the community into this uniquely inclusive cultural hub. Therefore, proposals must align with the Old Fremantle Boys' School Community Activation Plan Key Result Areas 1, 3 and 4:

**Key Result Area 1:** Build a welcoming, inclusive and diverse workforce.

**Key Result Area 3:** Integrate the Boys' School into the artistic, intellectual, social and economic fabric of Fremantle.

**Key Result Area 4:** Collaborate with DADAA in activating the Old Fremantle Boys' School.

## Chattels

- Full commercial grade kitchen including:
  - 6 drawer counter fridge
  - Convection oven and stand
  - Stove top, oven grill
  - Cake display cabinet – 4 tier
  - Dishwasher – Meiko UPster (under bench)
  - Jug rinser
  - Steep sink waste arrestor
  - Waste trap



- Commercial grade air-conditioning
- Fully alarmed
- Blinds
- Compliant lockers and pantry storage (adjacent long hall)
- Indoor and courtyard tables and seating
  - Indoor tables and seating 10 (café)
  - Courtyard tables and seating 28
  - Provision for an additional 10 seats inside – (adjacent long hall)
- 4 market umbrellas and stands

Proponents are advised that the successful lease holder will require their own additional chattels to operate the business as fit for purpose (eg coffee machine).

### **Insurance**

The successful proponent, as leaseholder, must indemnify DADAA Ltd from any claims arising from the operation of the facility. The leaseholder will also be required to maintain current public liability insurance to DADAA's satisfaction.

## **Contract Information**

The minimum lease will be for 3 years and the maximum lease available is 5 years.

A 12 -month review period will be set with the successful applicant, at which point either party may elect to terminate the lease subject to performance against the Key Result areas 1, 3 and 4. Measurements against these will be negotiated with the successful applicant prior to commencement.

The terms of the lease will be negotiated in conjunction with rent and considered as part of the selection process. Proponents are encouraged to include any tenure requirements in their EOI.

### **Lease amount**

Market value with provision for a generous rent-free period to support the successful applicant to achieve viability and implement the supported employment program.



# Expressions of Interest

- The full details (name, address and contact information) of all parties involved in the EOI
- Details of prior experience within the hospitality industry with particular emphasis on café operations
- Capacity and interest in working in an inclusive setting, supporting a commitment to disability employment and diversity
- Brief covering your proposed business model which may include core café operations, events and activation strategies
- Your proposed brand/marketing strategy
- Demonstrate a financial capacity to operate a business of this type
- Detail the proposed business operation, including opening days, hours and staffing structure
- Supports you may require in developing a supported employment program, inclusive of staff with lived experience of disability.
- Contact details of no less than two (2) professional referees that are able to provide independent feedback to DADAA

## **Deadline for Expressions of Interest closes 4.00pm, Tuesday 29th September 2020**

Note: an EOI will be rejected without consideration in the event that:

- It is not submitted before the deadline, or
- It fails to comply with any other requirements of the Expression of Interest

## **Lodgement of Expressions of Interest**

The EOI is to be:

- Delivered by hand to 92 Adelaide St, Fremantle, DADAA Administration office with EOI Old Fremantle Boys' School Café clearly stated on the front cover.
- Sent via mail, addressed to CEO DADAA, PO BOX 1080, Fremantle, 6160

For general enquires or to arrange a site viewing please contact:

- David Doyle, Executive Director DADAA t: 08 9430 6616 or 0417098326
- Canvassing of DADAA Board and staff during or following the completion of the EOI period will disqualify.



# Background Information

## About DADAA

### *Mission: Arts for Social Change*

For 26 years DADAA has uniquely blended Community Arts and Cultural Development (CACD), Arts and Disability and Health, along with Regional Arts practices, to support thousands of artists with disabilities and our workforce of WA professional artists to create new work in a social practice context that emphasises meaning, voice and cultural inclusion.

DADAA works with diverse artists with disability to tell their own stories and reframe perceptions of lived experience of disability.

DADAA collaborates across the WA Arts Sector, to build the capacity of artists and communities and support their work to connect with audiences.

DADAA also creates new work with the communities who reside in our backyards, the hard to connect with, the homeless, those with poor mental health, connecting them to their authentic voice.

DADAA is an NDIS Provider, a Health Provider and nationally recognised arts organisation.

DADAA has three distinct arts and community centres located in Fremantle, Midland and Lancelin. Working in partnership with local governments and the Arts and Disability sectors, this place-based approach creates environments that are welcoming to artists and audiences, and activates local urban, regional and rural spaces.

In addition to our three hubs, DADAA works throughout the community by offering arts activities in venues such as the Midland Junction Arts Centre, State Theatre Centre of WA, supported accommodation for people with high-support needs, and other urban spaces. Our Access All Arts program provides an audio description service that travels to Perth's major festivals and cultural events, and consultancy services in disability awareness training designed and delivered collaboratively with organisations across Perth.

## Disability Employment

Providers of Disability Employment Services (DES providers) are a mix of large, medium and small, for-profit and not-for-profit organisations that are experienced in supporting people with disability as well as providing, assistance to employers to put in place practices that support the employee in the workplace.



Disability Employment Services have two functions:

- Disability Management Service is for job seekers with disability, injury or health condition who need assistance to find a job and occasional support in the workplace to keep a job.
- Employment Support Service provides assistance to job seekers with permanent disability to find a job and who need regular, ongoing support in the workplace to keep a job.

DADAA will support the successful EOI applicant to recruit prospective employees with disability along with supporting the new café operator to sustain the existing disability workforce who were recruited by the initial café operators.

This small team of work-ready staff with disability are currently managed by local DES services, which assist both the employee and employer through on the job training, support and wage subsidy and remain active supports for employers along the way. All DES Services related to the employees are conveniently located within in walking distance of the Old Fremantle Boys' School.

