



EXPRESSION OF INTEREST

Daytime Use of Shared Spaces at SASCU Recreation Centre

Issued by: Shuswap Recreation Society - May 8, 2026

The Shuswap Recreation Society is inviting Expressions of Interest (EOI) from businesses, organizations, instructors, service providers, and community groups interested in using available daytime space at the SASCU Recreation Centre in Salmon Arm, British Columbia.

This EOI is intended to identify potential interest in one or both available spaces for a variety of compatible uses, including but not limited to:

- classes and instructional programming
- courses and educational offerings
- business operations or client services
- wellness or studio-style activities
- meetings, workshops, or small group gatherings
- other compatible daytime uses

1. Space Overview

Two spaces are available within the SASCU Recreation Centre. Proponents may submit proposals for the use of either space individually or both spaces in combination.

Room 1:

The available space is approximately 1,350 square feet.

Room 2:

An additional space is available at approximately 1,050 square feet.

General Features (applicable to both spaces unless otherwise noted):

- daytime availability generally between 6:30 AM and 5:00 PM
- some flexibility in hours may be available and may be negotiated
- the spaces are shared, with community groups having access during evening hours for programs or meetings



- accessible washrooms are located nearby on the same floor
 - tables, chairs, AV equipment, and access to a sink are included
 - flooring, paint, and window coverings are scheduled to be updated this summer
 - storage is not available within the facility
 - limited parking is available for staff and customers
 - the facility is fully accessible
- the rear access doors are suitable for public entry and would be shared by other users in that part of the facility

2. Permitted Uses

The Society is seeking interest from parties whose proposed use is compatible with the operation of a community recreation facility.

In general, a wide range of activities may be appropriate for either or both spaces, and other uses may be considered through discussion and negotiation. At this time, the only clearly unsuitable use is:

- food preparation

All other proposed uses will be considered based on operational fit, public access, scheduling compatibility, and alignment with facility requirements.

3. Services and Operating Conditions

The following services and conditions would apply to any future agreement:

- the occupant must carry commercial general liability insurance
 - a valid business license would be required, where applicable
 - GST would be charged
 - utilities are included
- janitorial and maintenance services for general wear and tear would be provided by the SASCU Recreation Centre
- exterior facility signage may be negotiated
 - lease or use terms may be negotiated for short-term, seasonal, or multi-year arrangements



4. Purpose of this Expression of Interest

This EOI is being issued for information-gathering purposes only. It is intended to help the Shuswap Recreation Society understand the level and nature of interest in the spaces, the types of uses being proposed, and the range of possible operating models.

This is not a tender, request for proposals, or formal lease offering. Submission of an Expression of Interest does not create any legal obligation on the part of the Shuswap Recreation Society or any respondent.

5. Information Requested from Interested Parties

Interested parties are asked to submit a brief Expression of Interest including the following:

a) Organization or Business Information

- name of business, organization, or individual
- primary contact name and title
- mailing address
- phone number
- email address

b) Proposed Use

- description of the proposed use of the space(s)
- indication of whether the proposal is for Room 1, Room 2, or both
- type of activities, services, classes, or meetings to be provided
- intended participants, customers, or audience
- whether the use would be public-facing, private, or a combination

c) Schedule and Space Requirements

- preferred days and hours of use
- anticipated start date
- frequency of use



- estimated number of staff, participants, clients, or customers on site at one time
- any special operational or accessibility requirements

d) Term Preferences

- preferred arrangement, such as short-term, seasonal, fixed-term, or multi-year
- any flexibility around timing or occupancy needs

e) Experience and Readiness

- relevant experience delivering similar services or programs
- confirmation of ability to obtain required insurance
- confirmation of ability to obtain a business license, if applicable

f) Financial Proposal

Interested parties are invited to submit their preferred occupancy model and financial proposal, including:

- proposed monthly rent (for Room 1, Room 2, or both if applicable)
- preferred rate structure
- any alternative arrangement such as daytime block rental, seasonal use, or other negotiated model

Rather than prescribing a fixed lease rate at this stage, the Society is seeking feedback from the market on the most suitable and workable arrangement for these shared daytime-use spaces.

6. Rental Rate Guidance

For information purposes only, interested parties should be aware that comparable commercial and community-use spaces in Salmon Arm and surrounding regional communities suggest a general market range in the vicinity of \$14.00 to \$18.00 per square foot, depending on use, exclusivity, term, included services, and operational constraints.

Because these spaces are located within a shared recreation facility, include utilities, janitorial and maintenance for general wear and tear, and offer furniture and basic amenities, respondents are encouraged to propose a rental model that reflects both market conditions and the shared-use nature of the facility.



7. Evaluation Considerations

Expressions of Interest may be reviewed based on considerations such as:

- compatibility with Recreation Centre operations
- benefit to the community
- suitability of the proposed use
- daytime activation of the spaces
- operational readiness and experience
- parking and access considerations
- financial viability
- overall fit within the SASCU Recreation Centre environment

8. Submission Information

Expressions of Interest may be submitted to:

Jason Freund

Aquatics and Programming Manager

Shuswap Recreation Society

Email: jfreund@salmonarmrecreation.ca

Phone: 250-804-6215

Submission Deadline: June 5, 2026

9. Disclaimer

This Expression of Interest is for information only and does not constitute a commitment by the Shuswap Recreation Society to enter into any agreement with any party.

The Shuswap Recreation Society reserves the right to accept, reject, or further discuss any submission received, to request additional information, and to discontinue this process at any time without obligation.