

**SANDY BAY OJIBWAY FIRST
NATION**

MULTIPLEX

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- 14,000 SQ. FT.
- STORE/GAS BAR
- RESTAURANT (Chicken & Pizza)
- COFFEE SHOP (Tim Horton's or Robin's)
- Laundromat
- Leasable space for community members
- Office Space

MULTI PHASE ENGAGEMENT

- **PHASE 1** – SOFT COST DEVELOPMENT APPT OF ARCHITECT – LM ARCHITECT TO DEVELOP A DESIGN OF THE MULTIPLEX
- Includes Mechanical and Electrical Drawings
- Work with Sandy Bay to prepare a budget for the Multiplex
- Ensure compliance with a geotechnical and Environmental Assessment
- LM will work throughout the full project from phase 1 thru phase 3

MULTI PHASE ENGAGEMENT

- **PHASE 2 – INFRASTRUCTURE DEVELOPMENT**

Consists of:

1. Providing water and sewer to the project
2. Class B cost estimates
3. Multiplex foundation and substructure
4. Power requirements
5. Paving costs including road access costs

MULTI PHASE ENGAGEMENT

- **PHASE 3 – Building:**
 1. Building construction
 2. Separation of tenant spaces for each unit in the Multiplex
 3. Development of each business to go into the Multiplex coordinated with the construction
 4. Building of each tenant space as well as leasing of available extra space for members

BDO and Business Development for Sand Bay Ojibway First Nation

- BDO to provide a foundation of a viable and sustainable business systems and identify the resources required
- BDO to develop resources required to build the Multiplex
- BDO to develop the business strategy
- BDO to provide Proforma financial statements which will identify revenue and expense streams for SBOFN and their funders/lenders

Process

- During the course of this engagement, BDO will advise SBOFN on an ongoing basis as to the project and timelines
- A vision of the multiplex will be developed for Sandy Bay that will address the needs of the community. This vision to include community values.
- Strategic process will be developed to ensure a solid business model.

Critical Success Factors

- Activities and actions that need to occur during development will be identified by BDO
- This will result in a list of “non-negotiable” terms that SBOFN will incorporate into the business model
- Roles and Responsibilities will be determined to ensure those responsible work toward achieving their goals