



The Corporation of the Town of Deep River

REQUEST FOR EXPRESSION OF INTEREST

Hotel Development in Deep River ON

RFEOL-2026-01

Expressions of Interest shall be submitted in ***via email by 2:00 p.m. EST on February 27, 2026.*** Expressions of Interest received after that date and time will not be considered further. Expressions of Interest must be in accordance with the requirements stated in this RFEOL.

All Expressions of Interest shall be directed to the Contact Persons listed below for this RFEOL:

CONTACT:

Jessy Pace

Christian Kaiser

ADDRESSED TO:

jpace@deepriver.ca

ckaiser@deepriver.ca

SUBJECT:

RFEOL-2026-01: Hotel Development

Any questions or clarification regarding this Expression of Interest must be communicated via email to the Contact Persons listed by ***4:00 p.m. EST February 6, 2026.***

Expressions of interest will be opened in public and proponent names will be announced.

NOTE: Should any potential bidders download this Request for Expression of Interest, it is the Proponent's responsibility to check for Addenda which will be posted on the Town website: <http://www.deepriver.ca/>

1 Overview

1.1 Purpose of the RFEOI and Project Goal

CBRE Hotels recently conducted a short-term accommodation needs study on behalf of the Town of Deep River. This study identified strong corporate demand from Canadian Nuclear Laboratories (Canada's premier nuclear science and technology organization) and Garrison Petawawa (one of Canada's largest and most important military bases), and concluded that there is a strong business case for a 65-room, branded, mid-scale, focussed service hotel in Deep River. Several parcels of land along Hwy 17 (the Trans-Canada Highway) suitable for a hotel property have been identified.

The purpose of this Expression of Interest process is to identify suitable partners that the Town can work with to further the development of a hotel or related accommodation project.

1.2 Deep River – background

Deep River is located approximately 200km northwest of Ottawa along the Trans-Canada Highway 17 in the County of Renfrew. It is known internationally as the research home of Atomic Energy of Canada Ltd, and Canadian Nuclear Laboratories, Inc. There are also several other high technology businesses in the area, and it is a neighbouring community to Canadian Forces Base Petawawa. It has a beautiful waterfront setting on the Ottawa River, with a wide variety of amenities and recreational facilities, and features an active, safe and affordable lifestyle.

The attached document, prepared by CBRE Hotels for the Town of Deep River, provides an overview of the economic and tourism markets, and summarizes the potential project performance for a hotel property in Deep River.

1.3 Summary of Key Dates

Request for Expression of Interest issued:	January 16, 2026
Submission of written questions	February 6, 2026
Town's response to written questions	February 13, 2026
Deadline for submission of Expression of Interest:	February 27, 2026 2:00pm EST

1.4 Expression of Interest Submission

Expressions of Interest will be received until 2:00 p.m., Friday, February 27, 2026, local time.

Expressions shall be properly labeled with the proposal number 'EOI-2026-01' and submitted via email to: Jessy Pace, jpace@deepriver.ca with the subject line reading EOI-2026-01.

It is the interested party's responsibility to verify that any submission is submitted by the undersigned by the closing date and time.

1.5 Registration / Intent to submit

Individuals or firms interested in submitting an Expression of Interest should register as described below to ensure they receive any addenda which may be issued.

CONTACT:	Jessy Pace
ADDRESSED TO:	jpace@deepriver.ca
SUBJECT:	RFEOI-2026-01: Intent to Submit
CONTENTS:	<ul style="list-style-type: none">• Name of vendor's designated project contact for the purposes of this Expression• Contact information (Phone number, email)

1.6 Questions

All communications and/or questions concerning this Expression of Interest should be submitted in writing to the contact details below. Questions will be received until 4:00pm on February 6, 2026.

CONTACT:	Jessy Pace
ADDRESSED TO:	jpace@deepriver.ca
SUBJECT:	RFEOI-2026-01: Questions

A written response to all questions will be sent on February 13, 2026, to those individuals and firms who have registered an Intent to Submit. All inquires and answers will be shared with all respondents and posted on our website.

The Town reserves the right to not address questions received after the specified deadline for questions has passed. The Town will not respond to questions by telephone or in person. A Proponent who seeks to obtain information, clarification or interpretation from any other Town official or employee is advised that such material is used at the Proponent's own risk, and the Town shall not be bound by any such representations.

2 Submission Requirements

2.1 Expression of Interest

Expression of Interest submissions must include all the following information:

- i. Name of primary contact, along with your address and contact details. If an Expression is being submitted by a business, please include the business name and a brief description of your primary operations.
- ii. Your experience in similar projects, including any recently completed developments.
- iii. Your proposed form of development, and an approximate number of units and sizes (e.g. number of rooms).
- iv. A potential timeline for commencement of the development, the projected first occupancy date, and any phasing of the proposal.
- v. Signed Statement of Acceptance as per Schedule A.

2.2 Evaluation Criteria

The Evaluation team will comprise representatives from the Town of Deep River. The required and optional information provided will be evaluated consistent with the submission requirements list above.

Based on the expressions received, the Town may enter into discussions and/or negotiations with one or more of the Proponents to set appropriate terms for an integrated project design and delivery agreement. The Town reserves the right to not proceed with discussions with any or all Proponents at its sole discretion.

2.3 Right to Accept or Reject Expression

The Town reserves the right to reject any or all expressions, as a whole or in part, and waive formalities as the interests of the Town may require, without stating reasons.

2.4 Multiple Expressions

Multiple responses from any one party are acceptable, providing each response is complete as per the format specified herein and submitted separately.

2.5 Collection of Personal Information and Confidentiality Provision

Any personal information collected through the Request of Expression of Interest process will be done so, and managed, in accordance with the Municipal Freedom of Information and Protection of Privacy Act. Any personal information collected is being done so for the purposes of expression review and administration.

2.6 Nature of information provided

All information supplied by the Town of Deep River as part of this Expression of Interest process is done in good faith and to the best of the Town's knowledge. The Town, however, do not guarantee its accuracy. Any party advancing to the negotiation of terms is wholly responsible for performing any due diligence activities they require themselves. Reasonable access to the site and buildings will be arranged to allow for these activities.

Changes to this Request for Expression of Interest shall only be done in writing by formal written addenda issued by the Contact Person. The Town of Deep River reserves the right in their sole discretion to amend this RFEOL at any time prior to the closing date and time.

It is each proponent's ultimate responsibility to ensure that all addenda have been received prior to the submission of their Expression of Interest or, in any event, prior to the close of the RFEOL.

2.7 Attachments to this RFEOL

The following supporting documents have been provided and form part of this RFEOL:

- **Potential Hotel Development, Deep River ON** – summary of hotel feasibility study prepared by CBRE Valuation and Advisory Services.
Please note that a comprehensive Accommodation Needs Study was completed solely for the Town's purposes and use. CBRE has prepared the attached summary, which is being provided for background only. All interested parties should conduct their own analysis and due diligence and may not rely on the document prepared by CBRE.

3 Schedule A: Statement of Acceptance

All responses should be signed.

I/We certify that the information provided in this RFP Response Document is true and complete

I/We declare that no employee of the Town of Deep River is or will become interested, directly or indirectly as a contracting party or otherwise in the supplies, work or business to which it relates or in any portion of the profits thereof, or in any such supplies to be therein or in any of the monies derived there from.

I/We further declare that the undersigned is empowered by the Proponent to negotiate all matters with the partnering municipality's representatives, relative to this Proposal.

I/We further declare that the agent listed below is hereby authorized by the Proponent to submit this Proposal and is authorized to negotiate on behalf of the Proponent.

Legal Company Name:	
Companies Address:	
Respondent's Signature:	
Respondent's Printed Name:	
Respondent's Title:	
Email:	
Business Phone:	
Business Fax:	