

February 21, 2017

Addendum No. 1

to

**REQUEST FOR PROPOSAL (RFP) FOR OPERATION OF CONCESSIONS ON THE  
CHICAGO RIVERWALK**

**SPECIFICATION NO. 329656**

Required by:



**CITY OF CHICAGO  
Department of Fleet and Facility Management**

Consisting of Sections 1 - 4 including this Acknowledgment.

**SECTION 4: ADDENDUM RECEIPT ACKNOWLEDGMENT**

I hereby acknowledge receipt of Addendum No.1 to the RFP named above and further state that I am authorized to execute this Acknowledgment on behalf of the company listed below.

Waldemar Kubiak  
Signature of Authorized Individual

PRESIDENT  
Title

WALDEMAR KUBIAK  
Name of Authorized Individual (Type or Print)

BBQ PONTOONS LLC  
Company Name

770-766-8666  
Business Telephone Number

**Complete and Return this Acknowledgment by email to:  
edward.anderson@cityofchicago.org**

Form **LLC-5.5**

**Illinois  
Limited Liability Company Act  
Articles of Organization**

**FILE # 05795818**

**Secretary of State Jesse White**  
Department of Business Services  
Limited Liability Division  
www.cyberdriveillinois.com

**Filing Fee: \$500**  
**Expedited Fee: \$100**  
**Approved By: KXW**

**FILED**  
**MAY 16 2016**  
**Jesse White**  
**Secretary of State**

1. Limited Liability Company Name: BBQ PONTOONS LLC

2. Address of Principal Place of Business where records of the company will be kept:  
100 N BOKELMAN STREET APT 424

ROSELLE, IL 60172

3. Articles of Organization effective on the filing date.

4. Registered Agent's Name and Registered Office Address:

WALDEMAR KUBIAK  
100 N BOKELMAN ST APT 424  
ROSELLE, IL 60172-1544

5. Purpose for which the Limited Liability Company is organized:

"The transaction of any or all lawful business for which Limited Liability Companies may be organized under this Act."

6. The LLC is to have perpetual existence.

7. The Limited Liability Company has management vested in the member(s).

KUBIAK, WALDEMAR  
100 N BOKELMAN STREET APT 424  
ROSELLE, IL 60172

8. **Name and Address of Organizer**

I affirm, under penalties of perjury, having authority to sign hereto, that these Articles of Organization are to the best of my knowledge and belief, true, correct and complete.

Dated: MAY 16, 2016

WALDEMAR KUBIAK  
100 N BOKELMAN STREET APT 424  
ROSELLE, IL 60172





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www.szyn-sol.pl

Berg



**CITY OF CHICAGO**  
**DEPARTMENT OF BUSINESS AFFAIRS AND CONSUMER PROTECTION**

**COMMERCIAL PASSENGER VESSEL OWNER**

This is to certify that the following Commercial Passenger Vessel owner has met all requirements for licensing, including payment of the required license fee, as a Commercial Passenger Vessel Owner pursuant to Chapter 4-250 of the Municipal code of Chicago.

*This license is non-transferable and the license fee is non-refundable*

**Commercial Passenger Vessel License Issued to:**

**BBQ PONTOONS, LLC**

**104**

**Issue Date: 07/07/2016**

**Expire date: 04/30/2017**

**Authorized Vessels:**

APEX 20556H516 QUEST EDGE 7516

APEX 20611I516 QUEST EDGE 7518

**ACORD**<sup>TM</sup>**CERTIFICATE OF LIABILITY INSURANCE**DATE (MM/DD/YYYY)  
6/29/16

**THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.**

**IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).**

<b>PRODUCER</b>	K & K Insurance Group, Inc. P.O. Box 2338 Fort Wayne, In 46801	<b>CONTACT NAME:</b>	RECREATION	
		<b>PHONE (A/C, No. Ext):</b>	800-440-5580	<b>FAX (A/C, No):</b>
		<b>E-MAIL ADDRESS:</b>	KK.VENUEGAMING@KANDKINSURANCE.COM	
		<b>INSURER(S) AFFORDING COVERAGE</b>	<b>NAIC #</b>	
		<b>INSURER A:</b>	NEW HAMPSHIRE INSURANCE COMPAN	
		<b>INSURER B:</b>		
		<b>INSURER C:</b>		
		<b>INSURER D:</b>		
		<b>INSURER E:</b>		
		<b>INSURER F:</b>		

**COVERAGES****CERTIFICATE NUMBER:**

1859762

**REVISION NUMBER:**

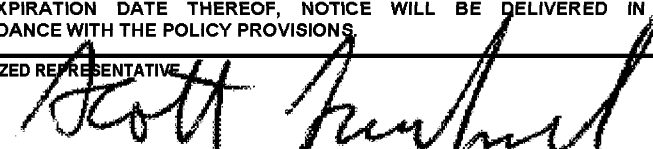
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <u>Owners &amp; Contractors</u> GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:			AIP1513979900	12:01AM 6/20/16	12:01AM 6/20/17	EACH OCCURRENCE 1000000 DAMAGE TO RENTED PREMISES (Ea occurrence) 300000 MED EXP (Any one person) NC PERSONAL & ADV INJURY 1000000 GENERAL AGGREGATE 2000000 PRODUCTS-COMP/OP AGG 2000000
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea Accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION						EACH OCCURRENCE AGGREGATE
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input type="checkbox"/>	N/A				PER-STATUE <input type="checkbox"/> OTHER <input type="checkbox"/> E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT

**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, may be attached if more space is required)**

CERTIFICATE HOLDER IS LISTED AS ADDITIONAL INSURED CG2011 AS RESPECTS TO THE OPERATIONS OF THE NAMED INSURED POLICY. COVERAGE DOES NOT EXTEND TO THE NEGLIGENT ACTS OR OMISSIONS OF THE ADDITIONAL INSURED. RE: MARINA

**CERTIFICATE HOLDER****CANCELLATION**

THE RIVER CITY MARINA CONDOMINIUM ASSOCIATION 800 S. WELLS ST. CHICAGO, IL 60605	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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COVER LETTER

BBQ PONTOONS LLC

Headquarters address:

100 Bokelman St

Unit 424

Roselle, IL 60172

Principal Place of Business:

River City Marina

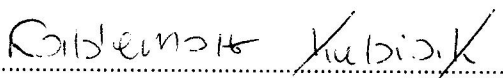
800 S. Wells St

Chicago, IL 60605

Owner (100%): Waldemar Kubiak

BBQ PONTOONS is a domestic LLC, registered and authorized to do business in Illinois.

Please contact Eva Strzelczynska, general manager for any questions, comments regarding this proposal at 770- 766- 8666 or 630- 340- 7880 or [contact@bbqpontoon.com](mailto:contact@bbqpontoon.com)

  
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Waldemar Kubiak

President of BBQ PONTOONS LLC

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**ATTACHMENT A  
ONLINE EDS ACKNOWLEDGEMENT**

The undersigned, hereby acknowledges having received Specification No. 329656 containing a full set of RFP Documents, including, Addenda Numbers (none unless indicated here) 1, and affirms that the Respondent shall be bound by all the terms and conditions contained in the RFP Documents, regardless of whether a complete set thereof is attached to this response.

Under penalty of perjury, the undersigned: (1) warrants that he/she was authorized to submit an EDS on behalf of the Disclosing Party on-line, (2) warrants that all certifications and statements contained in the EDS are true, accurate and complete as of the date the EDS was submitted on-line, and (3) further warrants that, as of the date of submission of this response, there have been no changes in circumstances since the date that the EDS was submitted that would render any certification in the EDS false, inaccurate or incomplete.

Further, the undersigned being duly sworn deposes and says on oath that no disclosures of ownership interests have been withheld and the information provided therein to the best of its knowledge is current and the undersigned has not entered into any agreement with any other respondent or prospective respondent or with any other person, firm or corporation relating to the price named in this proposal or any other proposal, nor any agreement or arrangement under which any act or omission in restraining of free competition among respondents and has not disclosed to any person, firm or corporation the terms of this proposal or the price named herein.

COMPANY NAME

FPG PONTONS LLC

(Print or Type)

AUTHORIZED OFFICER SIGNATURE

Waldemar Kubiak

TITLE OF SIGNATORY

PRESIDENT

(Print or Type)

BUSINESS ADDRESS

800 S WELLS ST CHICAGO IL 60605

(Print or Type)

State of

Illinois

(Affix Corporate Seal)

County of

Cook

This instrument was acknowledged before me on this 8<sup>th</sup> day of March 2017 by Waldemar Kubiak as President (or other authorized officer) and

n/a

as Secretary of

n/a

(Company Name)

Notary Public Signature

[Signature]

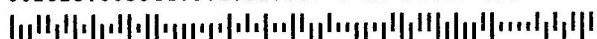
(Seal)

OFFICIAL SEAL  
MARIANA V OVTCHAROVA  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 03/05/2021



DEPARTMENT OF THE TREASURY  
INTERNAL REVENUE SERVICE  
PHILADELPHIA PA 19255-0023

002825.665344.361601.857 1 MB 0.419 530



BBQ PONTOONS LLC  
WALDEMAR KUBIAK SOLE MBR  
100 N BOKELMAN ST APT 424  
ROSELLE IL 60172

Date of this notice: 05-23-2016

Employer Identification Number:  
81-2654995

Form: SS-4

Number of this notice: CP 575 G

For assistance you may call us at:  
1-800-829-4933

IF YOU WRITE, ATTACH THE  
STUB OF THIS NOTICE.

#### WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 81-2654995. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear-off stub and return it to us.

A limited liability company (LLC) may file Form 8832, Entity Classification Election, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, Election by a Small Business Corporation. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

#### IMPORTANT REMINDERS:

- \* Keep a copy of this notice in your permanent records. This notice is issued only one time and IRS will not be able to generate a duplicate copy for you. You may give a copy of this document to anyone asking for proof of your EIN.
- \* Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.
- \* Refer to this EIN on your tax-related correspondence and documents.
- \* Provide future officers of your organization with a copy of this notice.

Your name control associated with this EIN is BBQP. You will need to provide this information, along with your EIN, if you file your returns electronically.

If you have questions about your EIN, you can contact us at the phone number or address listed at the top of this notice. If you write, please tear off the stub at the bottom of this notice and include it with your letter. Thank you for your cooperation.

## PROPOSED BUSINESS OVERVIEW

### Barbeque Pontoon Boat Rentals and Water Bike Rentals

We are an existing boat rental business operating on Chicago River.

We currently own 8 pontoon boats but operate only 4 due to limited slip space at our current marina. The boats are chartered to customers for 2-hour cruises. Our boats stand apart from competitors because of one major component- marine grade grills that are installed on them, which allow for a cook out on the water. We have seen a tremendous success thanks to that feature and would love to bring the concept to Riverwalk, as our current location does not allow for expansion due to limited slip space. As a free bonus to their purchased cruise our customers receive a pizza that they bake fresh on our grills. They can purchase additional pizzas or hot dogs. Many customers bring their own favorites (hamburgers, kabobs, vegetables) and grill them while having a tour on the beautiful Chicago River. We also supply our customers with free drinks as the boats are equipped with coolers. No other company in Chicago offers that. Our boats are brand new, very clean with top of the line engines (low emissions and low noise level).

We have also added Water Bikes, also known as Hydro Bikes to our offer. These are human powered crafts that are eco-friendly, super safe (safer than kayaks), require no knowledge or experience except from pedaling (just like regular bicycle), they are super fun and also -an effective workout (allowing to burn up to 700 calories per session). These have a capacity to be as successful as kayaks at the Riverwalk location and have proven to be wonderful way to enjoy the river at many locations nationwide. We currently own 6 water bikes but operate only 3 due to limited space. No other company in Chicago offers Water Bike Rentals.

We are a seasonal business operating between April and October, weather depending. We are open 6 days a week (Closed on Mondays), from 10am- 11pm on Tuesday, Wednesday Thursday, Friday and Sunday and 10am-midnight on Saturday.

We have financial means to multiply the number of watercrafts if we have enough space (we have been actively pursuing new locations including Riverwalk for the last year). We would like to build a floating dock that would accommodate all of our boats and depending on the space provided we will be able to design specifically to suit.

We would also like to install a small building to accommodate the office for transaction processing.

Although we are fairly new to the boat rental business, we have been providing some sort of entertainment related business to our customers for over 10 years. In 2007 we have built from the scratch a 55,000 square feet sports training facility, consisting of 5 soccer fields equipped with artificial turf. That was a first out of 4 facilities we have built up to date. The latest one is both indoor and outdoor artificial turf complex located in Aurora, Illinois.

We have always aimed at building businesses that are safe for our customers and provide them with the best possible equipment and services. We have never been involved in any insurance claim nor legal dispute with any of our customers. We strive to provide the best possible service. We are quite popular in soccer training business in Chicagoland and would love to become the same in boat rental business. In the meantime, we have run other business venues including a granite shop, importing of heavy machinery from Europe, messenger services and more. We are scheduled to open a new business venue this upcoming May- a first in USA outdoor trampoline park, in South Barrington, Illinois. We have vast business experience, customer service experience and financial capacity to perform on a much larger scale than currently.

This type of business does not require special qualifications from employees, so we put emphasis on good manners, customer service, pleasant, clean presence, knowledge of foreign languages, flexibility. The owner and the general manager will take up all of business aspects of operation.

We are flexible regarding the location on Riverwalk and could also consider separating pontoon boats from water bikes operation if necessary, but preferred locations are: The Arcade, the Cove, The Marina. We need between 1500- 3000 square feet of water space (for boats dockage) and space to put a 300- 500 square feet building nearby. We would like to propose a contemporary design for the building (a sample is provided herein) to complement the new and contemporary design of the Riverwalk. The sizes and shapes of floating docks (unless we use existing docks) and the building are flexible as they are custom made to order.

We carry all adequate licenses and insurance and our watercrafts meet all Coast Guard requirements.

We've had over 770 booking made last year and they are all from individual customers, therefore it is hard to provide any references as they are not really business associates.

Please check our website for more detailed information [www.bbgpontoon.com](http://www.bbgpontoon.com)

or call us at 770-PONTOON (766-8666)

## REVENUE PROJECTIONS FOR PONTOON BOATS, WATER BIKES RENTALS

(there are 2 scenarios estimated: for 8 boats/ 6 water bikes and 12 boats/ 9 water bikes)

### OPTION 1: 8 BOATS AND 6 WATER BIKES:

Gross income over 22 weeks of season:	<b>\$897,952.00</b>
Payroll:	\$167,280.00
Rent:	\$30,000.00
Insurance:	\$10,000.00
Supplies:	\$24,000.00
Merchandise:	\$18,000.00
Winter storage:	\$24,000.00
Licenses, legal, accounting	\$10,000.00
Other fees	\$20,000.00
<b><u>TOTAL AFTER EXPENSES PAID:</u></b>	<b><u>\$594,672.00</u></b>

### OPTION 2: 12 BOATS AND 9 WATER BIKES:

Gross income over 22 weeks of season:	\$1,285,152.00
Payroll:	\$250,920.00
Rent:	\$40,000.00
Insurance:	\$14,000.00
Supplies:	\$36,000.00
Merchandise:	\$27,000.00
Winter storage:	\$30,000.00
Licenses, legal, accounting:	\$14,000.00
Other fees:	\$25,000.00
<b><u>TOTAL AFTER EXPENSES PAID:</u></b>	<b><u>\$848,232.00</u></b>







