

CITY OF CHICAGO - DEPARTMENT OF FLEET AND FACILITY MANAGEMENT
ADDENDUM NO. 2
FOR
NOTICE OF AVAILABILITY (NOA) TO OPERATE CONCESSIONS ON
THE CHICAGO RIVERWALK
Specification No. 135525

Required for use by:
CITY OF CHICAGO
(Department of Fleet and Facility Management)



This Addendum is distributed by:

CITY OF CHICAGO
Department of Fleet and Facility Management

Respondent must acknowledge receipt of this Addendum No. 2 in the Cover Letter of its Proposal and should complete and return the attached Acknowledgment by email to ChicagoRiverwalk@cityofchicago.org

The information contained in this Addendum No.2 is incorporated by reference into the original Notice of Availability (NOA) issued on October 16, 2015

RAHM EMANUEL
MAYOR

DAVID REYNOLDS
COMMISSIONER (2FM)

November 18, 2015

ADDENDUM NO. 2

FOR

**NOTICE OF AVAILABILITY (NOA) TO OPERATE CONCESSIONS ON THE CHICAGO
RIVERWALK**

SPECIFICATION NO. 135525

For which Proposals are scheduled to be received no later than 12:00 p.m., Central Time on December 2, 2015 (pursuant to the Notice of Availability advertised October 16, 2015) in the Department of Fleet and Facility Management, 30 N. LaSalle Street, Suite 300, Chicago, Illinois 60602.

The following questions/answers will be incorporated in the above-referenced NOA. All other provisions and requirements as originally set forth remain in full force and are binding.

**RESPONDENT MUST ACKNOWLEDGE RECEIPT OF THIS ADDENDUM IN THE COVER
LETTER OF ITS PROPOSAL AND SHOULD COMPLETE AND RETURN THE ATTACHED
ACKNOWLEDGEMENT BY EMAIL TO CHICAGORIVERWALK@CITYOFCHICAGO.ORG**

Contents of Addendum No. 2

37 questions answered

List of the Pre-submittal Attendees

**Notice of Availability (NOA) to Operate Concessions on the Chicago Riverwalk
Specification #135525
Department of Fleet and Facility Management (2FM)**

Submittals are due to be received no later than 12:00 p.m. Central Time on Wednesday, December 2, 2015 in the Department of Fleet and Facility Management, Suite 300, 30 North LaSalle Street, Chicago, Illinois 60602.

QUESTIONS & ANSWERS:

Question 1. What is the anticipated pedestrian traffic for 2016 and 2017?

2FM does not have pedestrian traffic counts for the Chicago Riverwalk or projections for 2016 and 2017.

Question 2. If City is currently negotiating with a property manager for the Riverwalk, why offer a 1 year term when the Manager may alter the program? Also, is the City expecting a significant capital investment with only a 1 year term?

2FM wants to activate the Riverwalk for the 2016 Season and will be responsible for overseeing the concession program throughout 2016. The City will consider extending contracts for an additional year at its' sole option. Contract negotiations and subsequent contract approval processes for the Riverwalk Manager are expected to take place during 2016. Site improvements can be proposed by Respondent and be reflective of a one year term with a possible one year extension.

Question 3. If selected, will vendor be given greater consideration for a long-term contract with the Property Manager?

2FM expects the Riverwalk Manager to negotiate with vendors to get the best deal for the City of Chicago for 2017 and beyond.

Question 4. What are the specific differences between the License Agreement FY 2015 and FY 2016? Please review the 2016 License Agreement carefully. The License Agreement was reorganized to be more efficient. Key differences from the 2015 License Agreement include but are not limited to:

- I.1.13 Storage Space
- II License Fees
- II.2.3b Due Date
- II.2.4 Reports
- II.2.6 Manner of Payment
- II.2.8 a Utilities
- III Term
- III.3.1 2016 Season
- III.3.3 Extension Option
- VI. Events of Default, Remedies
- IX. Miscellaneous Provisions

Question 5. If a vendor is allowed to extend to FY 2017, specifically, when will that decision be made? Will it be before October 1st, 2016?

The City may elect to extend the contract at the City's sole option. Proposals should include a clear and thorough explanation of the site improvements plan and the different level of investment that

could be made with an immediate award of the one year extension. The evaluation committee may request an oral presentation to discuss the advantages for the City. The City may extend the contract to allow greater capital improvements shortly after the License Agreement is executed. All selected vendors will be notified of extension for the 2017 Season no later than October 1, 2016.

Question 6. Will the city have the same marketing budget for FY 2016 as they did for FY 2015?
Yes.

Question 7. Will the city consider separate proposals within a single proposal? For instance, if we have Option A and Option B, can they be presented in a single proposal?

Yes. Respondents should submit a single proposal clearly explaining the various operational options being proposed for the location which can be discussed with the evaluation committee during an oral presentation. Proposals should be for a specific location but may list possible alternative locations in order of preference. Site location for each selected vendor is determined by the Evaluation Committee and may be negotiated with selected vendors.

Question 8. When will the real estate /management company be hired? Will this company be a part of the decision making for FY 2017?
Please see the response to Question 2.

Question 9. Will garbage removal for Phase II sites be as they were for FY 2015?
The City does not anticipate any operational changes for 2015, however, changes could be made based upon proposals received.

Question 10. Will City distribute the sign in sheet for those who attended the bidders conference November 4th?
Please find pdfs of the sign-in sheet at the end of the Addenda.

Question 11. Will City help us locate the natural gas lines for the Riverwalk sites?
Yes, the City will work with selected vendors on locating utilities.

Question 12. What are the page limits for the proposal?
There is no page limit, however, Proposals should include high quality content provided in a well-organized manner. Unnecessary or superfluous information should be omitted.

Question 13. What are the differences for insurance requirements between FY 2015 and FY 2016?
No differences in insurance requirements.

Question 14. Can we schedule access to the concession bays and outdoor areas so our architect can draw up appropriate plans for the indoor/outdoor areas?
Architectural drawings are not required for the proposal. Access will be permitted for selected vendors.

Question 15. Would you suggest putting together a general bid for all concession areas, or would you like them to be specific to a particular block along the riverwalk?
See the response to Question 7.

Question 16. When will the 2015 revenue numbers be released for the City Winery and Flanders spaces between State/Dearborn, and Dearborn/Clark?

In accordance with the terms and conditions of the License Agreement, vendors in the 2015 program will be required to submit their supplemental revenue fee to the City no later than December 15, 2015.

Question 17. We would like to be open year round, and offer Curling and/or potentially an ice skating rink if there's room. Is this discouraged or encouraged?

Year round operations are encouraged. Please include scheduling in your proposal.

Question 18. Will tent permits be allowed for year round tenting of the outdoor space?

Tents will be allowed but must be approved and permitted by the City of Chicago's Department of Buildings.

Question 19. Will we be allowed to open for St. Patrick's Day this year, and sell alcoholic beverages if we get our liquor permits in time?

The schedule to allow vendors to begin operations for 2016 is dependent upon the number of proposals received and the process to review and approve the vendors; and it is also dependent on the vendors obtaining all necessary permits and licenses. The City encourages proposals for year round activities and programming and will work with selected vendors to open as quickly as possible.

Question 20. Will you allow ventless (electric) smokers/ovens inside the bays that don't put out any exhaust?

The Department of Buildings will review equipment and work with selected vendors to maintain Building Code requirements.

Question 21. Can we get a list of attendees from the Pre NOA Meeting?

Please see response for Question 10.

Question 22. For proposals that have several options, do you want several options or separate proposals for each option? ie. Do the same as last year vs extensive investment and improvements.

See the Response to Questions 2 and 7.

Question 23. Will there be open alcohol along The Riverwalk in 2016?

At this time, 2FM does not anticipate the existing liquor license ordinance to change or be amended for the 2016 Season.

Question 24. Will we know if we have the second year contract at awarding of the bid? May impact the level of investment in year one.

Please see the response to Question 5.

Question 25. What is the timeline for deciding for an extension into year 2? Would that come on the front end of vendor acceptance by the City. Or something that will be decided upon as year goes on?

Please see the response to Question 5.

Question 26. Are we supposed to fill out the license agreement? Or is that negotiated later? When is the deadline for letting 2FM know of any issues with the License Agreement?

The license agreement is provided for Respondents to list any exceptions as directed in Section D, Item 10 on page 20 of the NOA.

Question 27. Restrooms: Can the vendors on the far end chip in together to organize toilets and sanitary options for staff/customers.

Coordination between selected vendors is strongly encouraged.

Question 28. Regarding Phase 1 between Lake Shore Drive and Columbus, does 2FM have any plans to work with the Dept of Transportation so as to acquire and utilize the space underneath Lower Wacker (bottom level) where City car pound lot and underutilized road way currently reside? What about the underutilized section under LSD overpass? And since there is little available square footage available in this part of the Rivewalk, plus the need to retain green space, can vendors propose buildout into these sections?

At this time, 2FM does not anticipate the construction of any facilities in Phase 1 for the 2016 Season. Vendors can propose build-out into these spaces, however, the necessary approvals and permits would be required.

Question 29. How do we tap into the electrical Michelle Woods spoke about in Phase 1 of the Riverwalk in between LSD and Columbus? How much wattage?

The City will work with selected vendors on locating utilities. Selected vendors will be required to coordinate with Com Ed for service upon completion of the electrical improvements in Phase 1.

Question 30. Per the NOA, vendors are responsible for trash removal. Will vendors need to utilize their own dumpster and if so, where would they be stored? How as trash handled in Phase 1 (LSD to Columbus) in 2015?

Vendors are responsible for trash removal. Site location of dumpsters will be agreed upon during negotiations with selected vendors.

Question 31. Regarding the space in Phase 1, the space just east of Columbus Bridge (and below the staircase), there is considerable amount of sewage at that location. Roughly 4-5 manhole covers and a large door to another sewage drop. Can we build a wood deck and if we covered up the existing manhole covers could we just provide access doors to access the existing manhole covers?

No, MWRD requires unimpeded access to their structures.

Question 32. We have noticed some fence alignment in Phase 1 that do not seem to align to anything in particular. Will the City entertain moving fences that appear to be unnecessary?

Fence removal by the City is not anticipated for 2016. Proposals can include removal of fencing as part of the site improvement plan for the evaluation committee's consideration.

Question 33. Will the City entertain providing dirt in certain areas that look to be uneven and collecting water? For leveling purposes?

The City prefers vendors provide their own materials for site improvements.

Question 34. What options have you seen to handle heating/cooling spaces for trailers and containers?
None

Question 35. If selected to operate for the 2016 season when will you be notified if you are being extended for the 2017 season?

Please see the response to Question 5.

Question 36. I did want to ask for clarification on the License Agreement in Addendum 1. Are we supposed to fill that out and turn in with our other documents by December 2nd? Or will that be filled out if awarded the contract? I know you mentioned yesterday that we needed to bring up any issues we have with the license agreement, if we wanted to negotiate. When should that be addressed? Before or after Dec 2nd?

Please see response to Question 26.

Question 37. For Phase 1 Area 2, formerly O'Briens (45 East Riverwalk South) how long is the contract for? Are these renewed each year? How long does City Winery have their space for?

All contracts for the 2015 Season expired on November 1, 2015.

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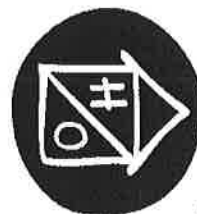
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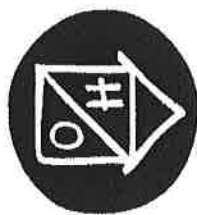


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PRE-PROPOSAL CONFERENCE ATTENDEE REGISTER
Notice of Availability (NOA) to Operate Concession on the Chicago Riverwalk

For:
 Senior Procurement Specialist:
 Specification Number:
 Conference Date:
 Conference Location:

Department of Fleet & Facility Management (2FM)
 Michelle Woods
 135525
 Wednesday, November 4, 201, 2:00 p.m.
 Room #1103, City Hall
 121 North LaSalle Street
 Chicago, Illinois 60602

Attendee Name: <u>KEITH MILLER</u> Company Name: <u>KR MILLER</u> Company Address: <u>312 N May #110</u> <u>CHICAGO 60607</u> Telephone: <u>312-432-1070</u> Fax: <u>1071</u> E-Mail: <u>keith-krm@sbcglobal.net</u> <small>Please print clearly</small>	{Business Card}
Attendee Name: <u>RYAN LAWBER</u> Company Name: <u>BIKE AND ROLL CHICAGO</u> Company Address: <u>239 E RANDOLPH ST</u> Telephone: <u>773 580 2580</u> Fax: <u>—</u> E-Mail: <u>ryan@bikechicago.com</u> <small>Please print clearly</small>	{Business Card}
Attendee Name: <u>Justin Sondak</u> Company Name: <u>Bobby's Bike Hike</u> Company Address: <u>540 N Lake Shore Dr</u> <u>Chi IL 60611</u> Telephone: <u>312-245-9300</u> Fax: <u>—</u> E-Mail: <u>gm@bobbysbikehike.com</u> <small>Please print clearly</small>	{Business Card}
Attendee Name: <u>Dwight Brathwaite</u> Company Name: <u>Wheel Fun Rentals</u> Company Address: <u>305 East Riverwalk</u> Telephone: <u>(701) 367-7704</u> Fax: <u>—</u> E-Mail: <u>wheelfunrentals2@msn.com</u> <small>Please print clearly</small>	{Business Card}

Attendee Name: <u>Andrew Sargis</u> Company Name: <u>Wendella / Chicago</u> <u>Water Taxi</u> Company Address: <u>400 N Michigan Ave</u> <u>Chi, IL 60611</u> Telephone: <u>312 405 0496</u> Fax: _____ E-Mail: <u>AWS@wendellaboats.com</u> Please print clearly	{Business Card}
Attendee Name: <u>TIM TUTEN</u> Company Name: <u>The Hideout</u> Company Address: <u>1357 W. WABANSA</u> <u>CHICAGO IL 60642</u> Telephone: <u>773-490-5277</u> Fax: _____ E-Mail: <u>timjohn.tuten@yahoo.com</u> Please print clearly	{Business Card}
Attendee Name: <u>Trina Jones</u> Company Name: <u>Haymarket Group</u> Company Address: <u>500 N. Dearborn</u> <u>#1150 Chi. 60654</u> Telephone: <u>312-645-9400</u> Fax: _____ E-Mail: <u>tjones@haymarket.net</u> Please print clearly	{Business Card}
Attendee Name: <u>Zenon McHugh</u> Company Name: <u>DAndrea McHugh Ltd</u> Company Address: <u>53 W Jackson Blvd #260</u> <u>Chgo IL 60604</u> Telephone: <u>312-344-1001</u> Fax: <u>312-344-8881</u> E-Mail: <u>Zen@danlha.com</u> Please print clearly	{Business Card}
Attendee Name: <u>Jeremy Lewino</u> Company Name: <u>Bobbys Bike Hike Chicago</u> Company Address: <u>540 N. Lakeshore Dr,</u> <u>Chicago, IL 60611</u> Telephone: <u>312.933.2980</u> Fax: _____ E-Mail: <u>HaveFun@BobbysBikeHike.com</u> Please print clearly	{Business Card}

Attendee Name: <u>Steve MARRUS</u> Company Name: <u>Island Party Hut</u> Company Address: <u>355 E Riverwalk S.</u> Telephone: <u>312 833 1423</u> Fax: _____ E-Mail: <u>Aloha@islandpartyhut.com</u> <small>Please print clearly</small>	{Business Card}
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Attendee Name: <u>Dan Shomon</u> Company Name: <u>DSE</u> Company Address: <u>33 W. Monroe #1050</u> <u>Chicago, IL 60603</u> Telephone: <u>773 339 0476</u> Fax: _____ E-Mail: <u>dantlake@aol.com</u> <small>Please print clearly</small>	{Business Card}
Attendee Name: <u>Katie Tuten</u> Company Name: <u>HIDEOUT</u> Company Address: _____ Telephone: _____ Fax: _____ E-Mail: <u>K+tuten@aol.com</u> <small>Please print clearly</small>	{Business Card}

Attendee Name: <u>Matthew Tennicott</u> Company Name: <u>Mainspring Consulting</u> Company Address: <u>3529 Prairie Ave.</u> <u>Brockfield, IL 60513</u> Telephone: <u>312 656-9828</u> Fax: _____ E-Mail: <u>mtennicott@gmail.com</u> <small>Please print clearly</small>	{Business Card}
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Attendee Name: <u>Kenneth Faulkner</u> Company Name: <u>Kilwins Chocolates</u> Company Address: <u>5226 S. Harper</u> Telephone: <u>773-670-6741</u> Fax: <u>773-670-6730</u> E-Mail: <u>Choco Chicago-Hypermarket</u> <small>Please print clearly</small> <u>Kilwins.com</u>	{Business Card}
Attendee Name: <u>Jacqueline Jackson</u> Company Name: <u>Kilwins Chocolates</u> Company Address: <u>5226 S. Harper Ave.</u> Telephone: <u>773-456-5442</u> Fax: <u>773-679-6740</u> E-Mail: <u>gojackiejackson@aol.com</u> <small>Please print clearly</small>	{Business Card}
Attendee Name: <u>DAN RAYNOLDS</u> Company Name: <u>FLANDERS</u> Company Address: <u>315 N Dearborn</u> Telephone: <u>773-251-7325</u> Fax: _____ E-Mail: <u>DANIELA.RAYNOLDS@me.com</u> <small>Please print clearly</small>	{Business Card}

Attendee Name: <u>Maura Dowas</u> Company Name: <u>Wiley Dental LLC</u> Company Address: _____ _____ Telephone: _____ Fax: _____ E-Mail: _____ Please print clearly	{Business Card}
Attendee Name: <u>Mark Stern</u> Company Name: <u>Island Party Kart</u> Company Address: <u>355 R.R. Vermont</u> <u>606</u> Telephone: <u>773 844-1566</u> Fax: _____ E-Mail: _____ Please print clearly	{Business Card}
Attendee Name: <u>Colleen Finhearty</u> Company Name: <u>Tiny Lounge</u> Company Address: <u>4352 N. Leavitt St</u> <u>Chgo 60618</u> Telephone: <u>773-732-2629</u> Fax: <u>773-463-2128</u> E-Mail: <u>Colleen@tinylounge.com</u> Please print clearly	{Business Card}
Attendee Name: <u>Mark W. Johnson</u> Company Name: <u>Tiny Lounge</u> Company Address: <u>4352 N. Leavitt</u> <u>Chgo 60618</u> Telephone: <u>773 895 3315</u> Fax: <u>773 463 2128</u> E-Mail: <u>Mark@TinyLounge.com</u> Please print clearly	{Business Card}
Attendee Name: <u>DENITA M. TITLE</u> Company Name: <u>MS. TITLE'S CUPCAKES</u> Company Address: <u>324 N LEAVITT</u> _____ Telephone: <u>773-269-1644</u> Fax: <u>312-455-0864</u> E-Mail: <u>MSITITLECUPCAKES@GMAIL.COM</u> Please print clearly	{Business Card}

Attendee Name: <u>Dawn Sams</u> Company Name: <u>BANN & CO</u> Company Address: <u>950 W WILKINSON</u> Telephone: <u>847-525-5577</u> Fax: _____ E-Mail: <u>DAWN@SAMSON77@gmail.com</u> Please print clearly	{Business Card}
Attendee Name: <u>Jason Hubbard</u> Company Name: <u>BANN & CO</u> Company Address: <u>950 W WILKINSON</u> Telephone: _____ Fax: _____ E-Mail: <u>JASON@HUBBARDINN.COM</u> Please print clearly	{Business Card}
Attendee Name: <u>Kevin O'Hare</u> Company Name: <u>Le Pain Quotidien</u> Company Address: <u>20 N. Michigan</u> Telephone: <u>720-217-3498</u> Fax: _____ E-Mail: <u>Kohare@Paus.com</u> Please print clearly	{Business Card}
Attendee Name: <u>Jennifer Menablan</u> Company Name: <u>OBAMA'S</u> Company Address: <u>1528 N WALIS</u> Telephone: <u>312 761 7400</u> Fax: _____ E-Mail: _____ Please print clearly	{Business Card}
Attendee Name: <u>Patricia Obama</u> Company Name: <u>OBAMA'S</u> Company Address: <u>1528 N WALIS</u> Telephone: <u>312 761 7400</u> Fax: _____ E-Mail: _____ Please print clearly	{Business Card}

Attendee Name: <u>Noah Carson Nelson</u> Company Name: <u>Unite Here Local 1</u> Company Address: <u>218 S. Wabash</u> Telephone: <u>312 933 4045</u> Fax: _____ E-Mail: <u>ncaisonelson@unitehere.org</u> <small>Please print clearly</small>	{Business Card}
Attendee Name: <u>SERGIO REYES</u> Company Name: <u>CIELO</u> Company Address: <u>1626 S. HALSTED</u> Telephone: <u>312-217-1995</u> Fax: _____ E-Mail: <u>info@decolor.us</u> <small>Please print clearly</small>	{Business Card}
Attendee Name: _____ Company Name: _____ Company Address: _____ Telephone: _____ Fax: _____ E-Mail: _____ <small>Please print clearly</small>	{Business Card}
Attendee Name: _____ Company Name: _____ Company Address: _____ Telephone: _____ Fax: _____ E-Mail: _____ <small>Please print clearly</small>	{Business Card}
Attendee Name: _____ Company Name: _____ Company Address: _____ Telephone: _____ Fax: _____ E-Mail: _____ <small>Please print clearly</small>	{Business Card}

Attendee Name: <u>Nancy Fahlstrom</u> Company Name: <u>Lyrad Fine Desserts</u> Company Address: <u>431 S. Dearborn</u> <u>#605 Chicago 60605</u> Telephone: <u>312-753-5855</u> Fax: _____ E-Mail: <u>fahlstrom3@gmail.com</u> <small>Please print clearly</small>	{Business Card}
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Attendee Name: _____ Company Name: _____ Company Address: _____ _____ Telephone: _____ Fax: _____ E-Mail: _____ <small>Please print clearly</small>	{Business Card}
Attendee Name: _____ Company Name: _____ Company Address: _____ _____ Telephone: _____ Fax: _____ E-Mail: _____ <small>Please print clearly</small>	{Business Card}
Attendee Name: _____ Company Name: _____ Company Address: _____ _____ Telephone: _____ Fax: _____ E-Mail: _____ <small>Please print clearly</small>	{Business Card}

November 18, 2015

Addendum No. 2

to

**NOTICE OF AVAILABILITY (NOA) TO OPERATE CONCESSIONS ON THE CHICAGO
RIVERWALK**

SPECIFICATION NO. 135525

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.2 to the NOA named above and further state that I am authorized to execute this Acknowledgment on behalf of the company listed below.

Signature of Authorized Individual

Title

Name of Authorized Individual (Type or Print)

Company Name

Business Telephone Number

Complete and Return this Acknowledgment by email to:
ChicagoRiverwalk@cityofchicago.org