

November 22, 2022

CLARIFICATION NO. 1

**RFP TO OPERATE CONCESSIONS ON THE CHICAGO RIVERWALK
SPECIFICATION NO. 1256775**

The Respondent must complete and submit a response to **Request for Proposal (RFP) to Operate Concessions on The Chicago Riverwalk** prior to the proposal due date. Proposal or response must be submitted through the City of Chicago's email at chicagoriverwalk@cityofchicago.org, on or before the due date and time stated below. The City's may not accept proposals or responses after the due date and time. Respondents must register for proposal or response at chicagoriverwalk@cityofchicago.org. Paper proposals and responses will not be accepted.

ELECTRONIC SOLICITATION DOCUMENTS CAN BE DOWNLOADED AND RESPONDED TO FROM THIS URL ADDRESS: www.cityofchicago.org/bids

Proposals Due Date: December 2, 2022,
TIME: 12:00 p.m., Central Time

Submit proposals via email:

Submit Proposals to: chicagoriverwalk@cityofchicago.org

**SUBMITTAL MUST INCLUDE ACKNOWLEDMENT RECEIPT
OF THIS CLARIFICATION NO 1**

**2022 REQUEST FOR PROPOSAL
MASTER CONCESSION AGREEMENT FOR
THE OPERATION OF CONCESSIONS ON THE CHICAGO RIVERWALK**

**Chicago Riverwalk
SPECIFICATION No. 1256775**

Proposal due date is December 2, 2022 at 12:00 p.m. central time.

Note the link to the concession program contained an error. Access the Concession Program Handbook at : www.chicago.gov/city/en/sites/chicagoriverwalk/home/concession-program.html

- 1. Page 18 of the RFP section 4 references Attachment X which is the reference form. Can you point me to that form as I cannot find it anywhere in the RFP.**

There is no Attachment X. With regard to providing references, please include a name, email address, telephone number and description of your professional or working experience.

- 2. Page 16 of the RFP includes Section D; Proposal requirements. #8 listed as "Business Information Statement." Can the contents of this requested statement be elaborated on? Is this separate from the Financial Statements (last three years)?**

Please see and complete Attachment E: Business Information Statement. This is different from the Financial Statements and will fulfill the requirement. You may elaborate and include additional information you would like the Evaluation Committee to consider.

- 3. What is the timeline for awarding the RFP and operating the space?**

The City intends to award the contracts as quickly as possible to allow site modifications and preparation projects in order to begin operations in May 2023. The Evaluation Committee will meet in December to make recommendations to the Commissioner and Budget Director in early January. Negotiations to finalize the License Agreement will occur to finalize the License Agreement. Access to the space to prepare for the May 2023 start could be allowed as early as March, depending on negotiations.

- 4. What are the dimensions for the upper-level space located at 376 North Wabash?**

The upper-level kiosk was constructed as part of the East-West Wacker Drive Improvement project constructed by the Chicago Department of Transportation. Vaughn's Hospitality Group held a license agreement to program the space since 2018. Attached please find a drawing they used for site improvements.

- 5. What are the dimensions of storage for the 376 North Wabash location?**

376 North Wabash has historically operated in conjunction with the 31-35 East Riverwalk South. A proposal for 376 North Wabash should include storage requirements that could be considered by the Evaluation Committee. Storage areas can be discussed and finalized during negotiations.

6. Can additional storage be created/provided if need be?

There is space available for additional storage areas to be created.

7. Can an updated report be given regarding the as-in conditions of the spaces included in the RFP?

There is no updated report on the as-in conditions of the spaces included in the RFP since the issuance of the RFP.

8. What licenses/permits have been approved for this space (376 North Wabash)?

BACP issues the business licenses for all the Riverwalk locations. Historically, Riverwalk Food and Beverage Licenses and Liquor Licenses have been granted. Licensees will be responsible for knowing the sections pertaining to the Chicago Riverwalk including: Chapters, 9, 4 and 7 and especially, section 9.103.10, 9.103.20 and 9.103.30.1 if operating a food and beverage concession.

You can reference the Food Code Rules:

<https://www.chicago.gov/content/dam/city/depts/dol/rulesandregs/CDPH-Food-Code-Rules-02-01-2019.pdf>

Licensees will be required to obtain all applicable business licenses from the Department of Business Affairs and Consumer Protection.

<https://www.chicago.gov/city/en/sites/chicago-business-licensing/home.html>

9. Is it possible to obtain a liquor license for this space (376 North Wabash)?

BAPC is responsible for providing all licenses for the Chicago Riverwalk. Review section 7.c of the Chicago Riverwalk Concession program Handbook to get more information.

https://www.chicago.gov/content/dam/city/sites/chicago-riverwalk/pdfs/2022/33093_20221115-40_Riverwalk%20Vendor%20Book_C.pdf

10. Is it possible to install outdoor cameras for security purposes at 376 North Wabash?

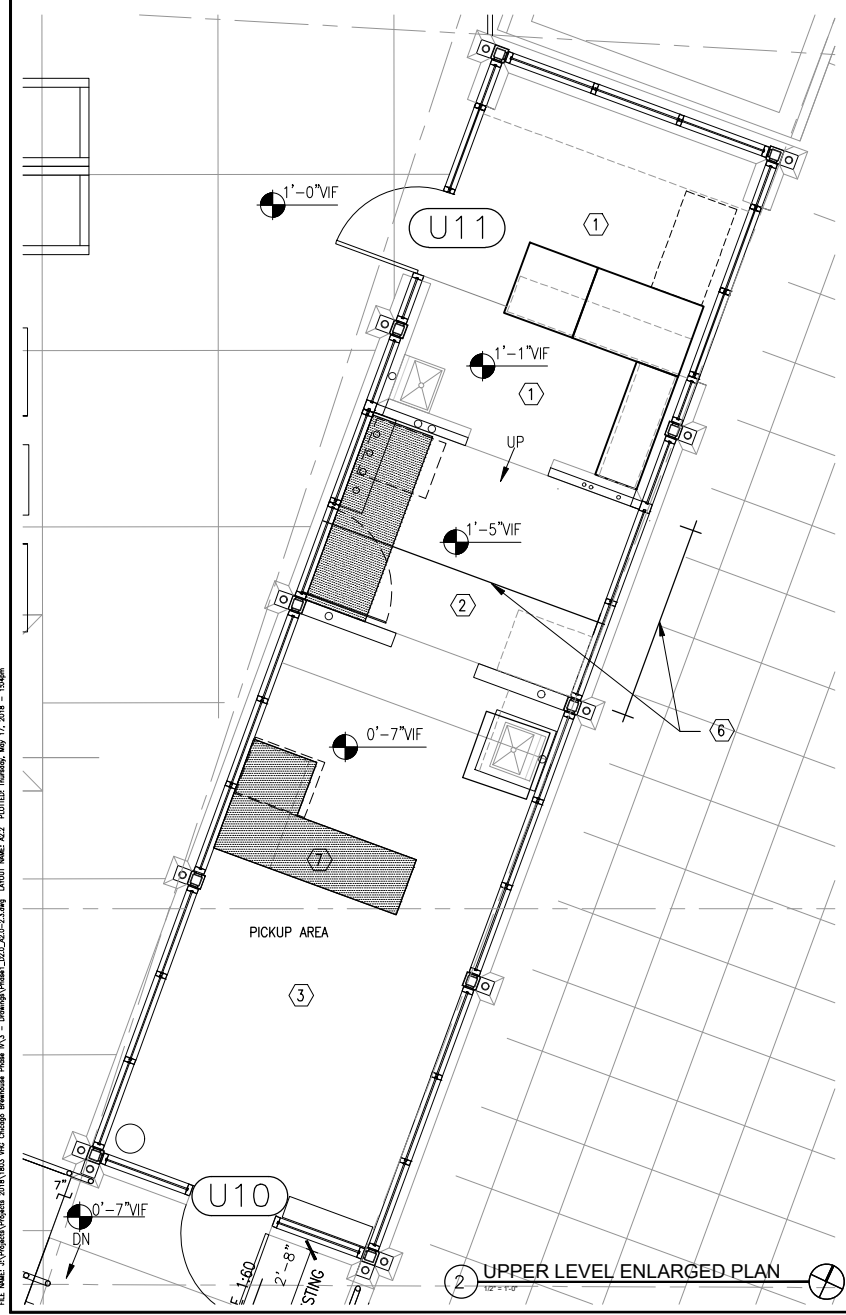
Yes, AIS will permit the installation of outdoor cameras.

11. Can the space be utilized for private events and/or host local vendors/artists?

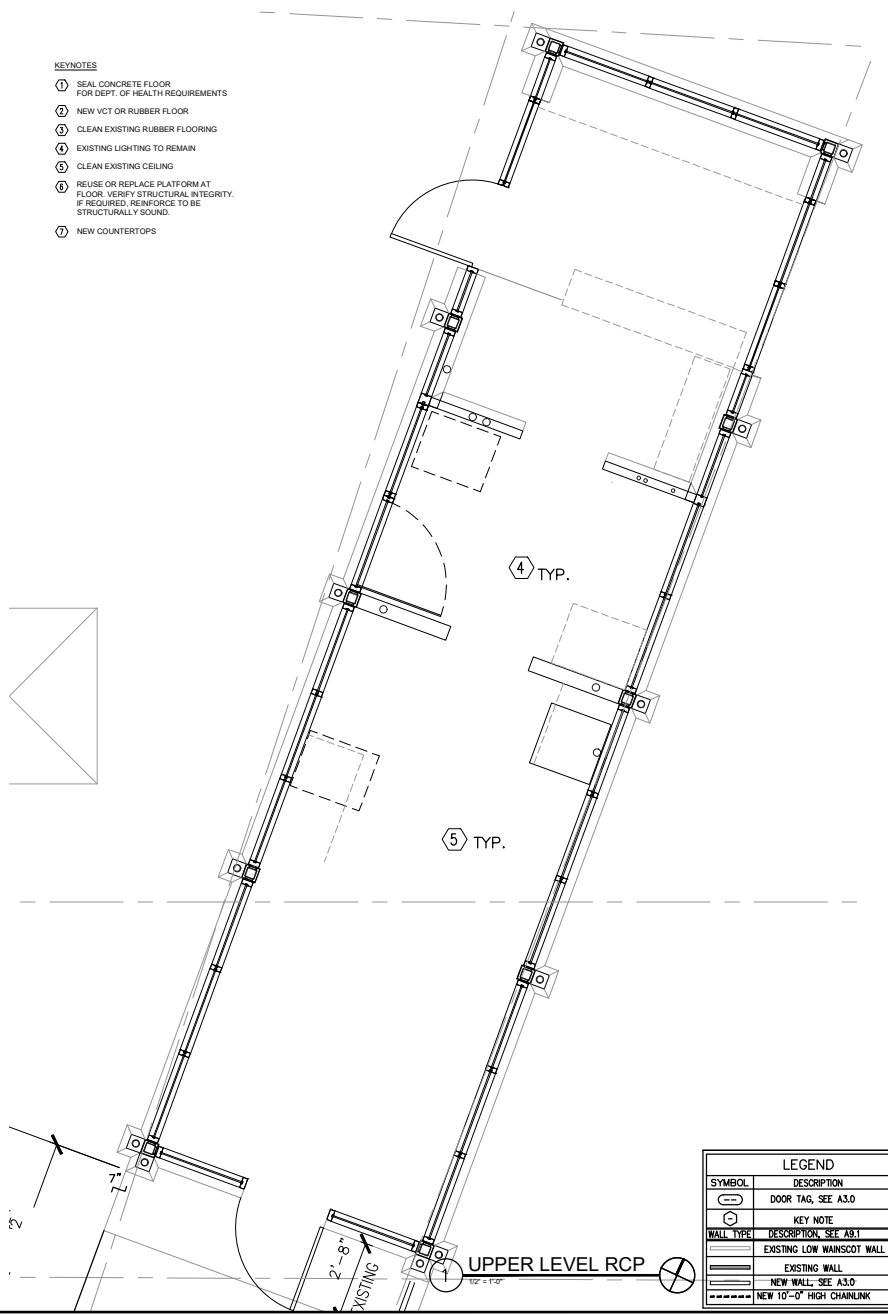
Proposals can include private events and local vendor artist events. The goal of the RFP and the Guiding Principles of the Riverwalk are to promote public access, activation and authenticity.

12. Will having the Community Market Place location work against us? Will we be allowed to operate both spaces?

Having an existing license in the Community Marketplace will be considered by the Evaluation Committee. Having Riverwalk experience may be considered as an asset to the proposal. The goal of the Community Marketplace was to support small businesses and provide a low-risk program for the business to grow. Graduating from the Community Marketplace to another Riverwalk location shows the success not only of the program, but of the small business.



2 UPPER LEVEL ENLARGED PLAN



UPPER LEVEL RCP

- KEYNOTES
- ① SEAL CONCRETE FLOOR FOR DEPT. OF HEALTH REQUIREMENTS
 - ② NEW VCT OR RUBBER FLOOR
 - ③ CLEAN EXISTING RUBBER FLOORING
 - ④ EXISTING LIGHTING TO REMAIN
 - ⑤ CLEAN EXISTING CEILING
 - ⑥ REUSE OR REPLACE PLATFORM AT FLOOR. VERIFY STRUCTURAL INTEGRITY. IF REQUIRED, REINFORCE TO BE STRUCTURALLY SOUND.
 - ⑦ NEW COUNTERTOPS

LEGEND	
SYMBOL	DESCRIPTION
	DOOR TAG, SEE A3.0
	KEY NOTE
	DESCRIPTION, SEE A3.1
	EXISTING LOW WANSCOT WALL
	EXISTING WALL
	NEW WALL, SEE A3.0

ISSUANCE		
NO.	DATE	DESCRIPTION
1		

PROJ. #: 1803
 DRAWN BY: CEA
 CHECKED BY: TS
 APPROVED BY: TS
 SCALE: N/A
 DATE: XXXX/XX/XX

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SHEET TITLE
UPPER LEVEL ENLARGED PLAN & RCP
 PHASE 1

SHEET NO.
A2.2

FILE NAME: I:\Projects\Projects 2016\1803 WSC Chicago Brewhouse Phase IV.3 - Drawings\Phase 1\A2.2 - RCP\1803 - A2.2 - RCP.dwg PLOTTED: Thursday, May 11, 2018 - 1:54pm

Any and all clarification/addenda must be acknowledged by the Respondent clarification number.
Failure on behalf of the vendor may be cause for rejection of bid.

**ALL REVISIONS INSCRIBED HEREIN WILL BE INCORPORATED INTO THE BID
SPECIFICATION PER CLARIFICATION NO. 1**

END OF CLARIFICATION NO. 1

**CITY OF CHICAGO
DEPARTMENT OF ASSETS INFORMATION AND SERVICES**

**SANDRA BLAKEMORE
COMMISSIONER**