

CITY OF CHICAGO - DEPARTMENT OF PROCUREMENT SERVICES
ADDENDUM NO. 3
FOR
REQUEST FOR PROPOSAL (“RFP”)
FOR OPERATION OF CONCESSIONS ON THE CHICAGO RIVERWALK
Specification No. 329656

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



This Addendum is distributed by:

CITY OF CHICAGO
Department of Procurement Services

Respondent must acknowledge receipt of this Addendum No. 3 in the Cover Letter of its Proposal and should complete and return the attached Acknowledgment by email to edward.anderson@cityofchicago.org Attn: EDWARD ANDERSON, Senior Procurement Specialist (312) 744-6118

The information contained in this Addendum No.3 is incorporated by reference into the original Request for Proposal (RFP) issued on January 5, 2017

RAHM EMANUEL
MAYOR

JAMIE L. RHEE
CHIEF PROCUREMENT OFFICER

JUNE 30, 2017

ADDENDUM NO. 3

FOR

REQUEST FOR PROPOSALS (“RFP”) OPERATION OF CONCESSIONS ON THE CHICAGO RIVERWALK

SPECIFICATION NO. 329656

For which Tier Two Proposals are scheduled to be received no later than 4:00 p.m., Central Time on July 7, 2017 (pursuant to the Request for Proposals advertised January 5, 2017) 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 RFP. 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 EDWARD.ANDERSON@CITYOFCHICAGO.ORG

Addenda 3

1. Explain Tier Three...

Please see section VII Evaluating Proposals which begins on page 24 of the RFP.

Tier 2 submittals will be scored as listed on page 29 of the RFP. The EC may recommend concurrence from the Commissioner to begin negotiations with Respondents who score well and have adequately presented details and information regarding the Respondent's Qualifications and criteria listed on page 28 of the RFP.

On page 26 under Evaluation of Tier 3 of the Proposal: "Tier 3 of the Proposal will be at the option of the Commissioner and will consist of Oral Presentation and possibly Site Visits. If the EC submits a short list of Respondents for further review, then, in the sole discretion of the Commissioner, those short-listed Respondents will be required to appear before the EC for an oral presentation; to present its concession proposal in more detail; provide additional information regarding Respondent's Qualifications; and/or respond to additional questions by the EC.

2. Compensation is 20 points-in terms of compensation - in terms of our lease- or other compensation?

Compensation is meant to reflect use of the Location and a revenue share based upon a percentage of gross revenues. Compensation may also reflect the cost of capital improvements for the Location. The City has limited resources and is unable to fund additional site improvements on the Riverwalk. Respondents may include a schedule to recover costs for capital improvements as part of the compensation submission and increase compensation during the term of the License Agreement upon realizing capital improvement costs.

3. Exhibit 4 - Extension Breakouts - need clarification...

Please include compensation for the extension breakouts for the term of the license agreement. Compensation provided in Tier 2 will be used as a basis for negotiations.

4. Do we need a compensation schedule for each site?

Because each site is unique and require various levels of capital improvements which are site specific, compensation schedules for each site are being requested.

5. What are the signage rules / restrictions in year's past...

A formal signage policy is in development. There are multiple restrictions on signage within the City Zoning Code and a River Corridor Signage Plan has been adopted. Please propose a signage

plan as part of your site improvements. Signage options vary from Location to Location on the Riverwalk, please propose a plan for consideration.

6. What are the blue tags on trees?

Bureau of Forestry may have marked diseased trees for care. Removal of trees for site plans should be limited. The City understands that in some locations, tree removal may be necessary for capital improvements.

7. Occupancy info for certain areas - amount of toilet fixtures?

Amount of toilet fixtures for a permanent build out is dependent upon the size of the build-out. Please follow Chicago Building Code for this requirement. At a minimum, one male and one female ADA facility will be required and it should be understood that more may be required in order to meet Public Health and Building Code requirements.

8. Program long term agreements - plans for long term.

Respondents should provide a justification of how a long term agreement benefits the tax payers of the City of Chicago. Longer term proposals may also include information regarding expansion of services or future programming and other site improvements.

9. What is the schedule for future Riverwalk vendor opportunities regarding Pop-ups?

A future RFP for Pop-up programming in other Locations on the Riverwalk may be issued later this year to enhance the Riverwalk experience and not conflict with the License Agreements issued from Specification 329656.

10. Would 2FM accept our proposal for 91 – 95 East Riverwalk with a caveat that “CDOT and USCG must approve prior to final authorization?” Or will our proposal for 91-95 East Riverwalk not be entertained unless CDOT or USCG approval is given first?

2FM will accept a proposal for 91-95 East Riverwalk with the understanding that this site is not available for docking until all necessary approvals are obtained.

11. Can two proposals be submitted with two different contract terms for the same site? (i.e. 5 vs 10 years)?

Respondents are able to submit a Tier 2 proposal for both terms for the Location. Respondents are encouraged to provide an explanation as to why the longer term agreement is in the benefit of the tax payers of the City of Chicago. Significant capital improvements are expected for selection of the longer term contract.

12. If a 5 year term is secured when will renegotiations be possible?

A three year term with two possible one year extensions is one of the terms available. The contract can not be extended beyond five years. Commissioner of 2FM has authority for a

maximum five year term license agreement on the Chicago Riverwalk, anything longer than five years requires City Council approval.

13. Will Zoning waive parking requirements? Is parking available for vendors/tenants?

There are no parking requirements from Zoning for the Chicago Riverwalk. There is limited space available for parking for vendors/ tenants. Please list any parking and loading zone requirements in your Tier 2 submittal for discussion.

14. In Addendum #2 response to question 10 the city says a permanent structure could be built in the "existing space between the Columbus bridge house and the driveway access to the east." Since 233 East is west of Columbus we wanted to clarify which drive access you are referring to. Please clarify if the city intended to say west instead of east.

The correct direction is west. The existing space between the Columbus bridge house and driveway to the west going towards Michigan Avenue could accommodate a new permanent structure. 233 East Columbus is the location currently occupied by Cyrano's Café.

15. Regarding item (j) under section XIII Waste Disposal of the concession program, page 51, suggests that seating cannot be at the bar if located outdoors. "Bars with seating may be provided indoors." Please define "bar" and "indoor."

For the purposes of this RFP, please refer to definitions provided by the City Municipal code 4-60-10 Definitions. "Licensed establishment" means any place of business for which a city license for the retail sale of alcoholic liquor has been issued.

It's is 2FM's intention to provide license agreements for the operations of concessions through this RFP. The "licensed establishment" may include both indoor and outdoor space. For example a permanent structure could be built providing year round operations and include an outdoor patio seating area. Within the permanent structure, or "licensed establishment" a service bar which provides alcoholic beverages can be proposed and include seating.

"Outdoor patio" means the privately owned outdoor location adjacent to a premises licensed for consumption on the premises- incidental activity or as a tavern or club, where alcoholic liquor may be sold and consumed subject to the provisions governing outdoor patio licenses.

"Riverwalk venue liquor license" means a license for the retail sale of alcoholic liquor for consumption at an approved location on the Chicago Riverwalk as defined in Section 4-60-74.

The purpose of section (J) is to restrict patrons sitting directly at a service bar which serves alcoholic beverages on the "outdoor patio." Walk up service bars which sell alcoholic beverages are permitted. Customers can take their beverages to seating elsewhere in the "outdoor patio" of the Location. "Indoor" is defined as "within the interior space of a structure on the Riverwalk."

Please provide a site plan calling out the operational aspects of your concessions showing bars, service area, seating, tables, host stands and any other operational functions. Compliance with the state, county and city liquor laws and ordinances is required.

16. Signage – are there restrictions/rules around size and placement.

A formal signage policy is in development as part of the Chicago Riverwalk Planned Development. Currently, there are multiple restrictions on signage within the City Zoning Code and a River Corridor Signage Plan has been adopted. Please propose a signage plan as part of your site improvements. Signage options vary from Location to Location on the Riverwalk, please propose a plan for consideration. It is the City's intention to work with Riverwalk Licensees on a cohesive signage plan.

17. Specific to 31-35: would our proposal have to be for the specific brand we used in Tier 1 or could we use a different brand?

The original conceptual idea proposed from Tier 1 was well received by the Evaluation Committee. Respondents may include additional information on the conceptual concessions program and include additional value added services. Respondents are encouraged to include future programming and improvements that can be included in the term of the license agreement.

18. Specific to 233 East- is a masking sound wall to separate lower Wacker Drive traffic lanes from the Riverwalk space an option?

Inclusion of a soundwall would be considered a capital improvement and can be included for 233 East Riverwalk South.

19. PDFs of location in the handbook are of poor resolution. Is it possible to get high res images of the site at 31-35 East Riverwalk?

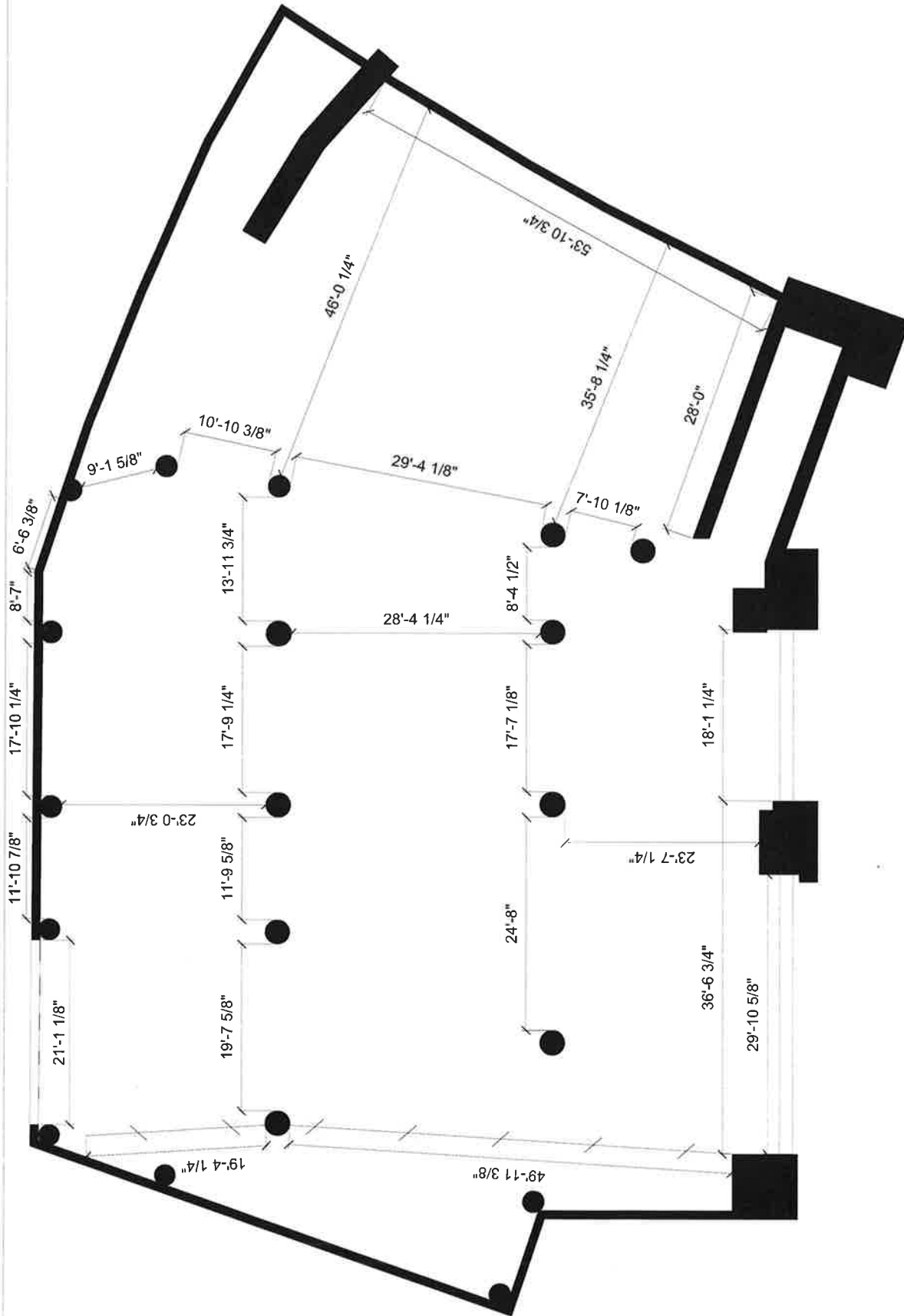
Attached is a survey of 31-35 East Riverwalk South.

20. It has been noted that docking is currently not approved for 91 – 95 East Riverwalk. Does this include any and all vessel dockings? Or just overnight or long term docking?

No docking of any kind is currently permitted at 91-95 East Riverwalk. This portion of the Chicago River has active docks on the three other sides of the bridge and there is a bend which creates "line of sight" limitations.

21. If all docking, including short term "touch and go" dockings, are not currently permitted at 91 – 95 East Riverwalk, can it be authorized if our Tier 2 submission is well received?

Allowing docking at 91-95 East Riverwalk would have to be reviewed by the Chicago Department of Transportation as well as the United States Coast Guard. A public process would need to be performed.



PRELIMINARY - VERIFY ALL MEASURES ON SITE!

Client	Abby Jennings	Venue	AREA3
Project	Nike Aurora Chicago	Content	Dimensions
Proj. Man.	NS	Editor	PPK
Project #	15-7074	Date	07-22-2015
		Scale	3/32" = 1'0"
		Page	Paperize B

June 30, 2017

Addendum No. 3

to

**REQUEST FOR PROPOSALS (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.3 to the RFP 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:
edward.anderson@cityofchicago.org**