

CITY OF LOUISVILLE



REQUEST FOR PROPOSALS

FOOD & BEVERAGE SERVICE OPERATIONS
Coal Creek Golf Course

REQUEST FOR PROPOSALS FOR Food and Beverage Service Operations at Coal Creek Golf Course

The City of Louisville is accepting proposals from qualified contractors ("contractor") to provide food and beverage services at the Coal Creek Golf Course. Please review the following pages for complete information on the request for proposal process.

Timeline of Activities and Proposal Format

- Four (4) copies of each proposal shall be submitted per the RFP and one copy in MS Word or PDF on via email to nmosley@louisvilleco.gov.
- The City of Louisville will receive proposals in response to this RFP until **3:00 p.m.**, "our clock" on **Friday, November 6th**. Proposals received after that time will not be reviewed. Proposals must be in a sealed envelope plainly marked with the project name "CCGC Food & Beverage Proposals", and shall be addressed as follows:

City of Louisville
Parks, Recreation and Open Space Department
749 Main Street
Louisville CO 80027

- A pre-proposal tour of the restaurant facilities will be held on Thursday, October 29th, at 3:00 p.m. at 585 W. Dillion Rd, Louisville, CO 80027. It is strongly suggested, but not required, for individuals to attend this tour if they plan to submit a proposal.
- Interviews, if needed, of applicants selected by City for interview – would be held on Thursday, November 12th and Friday, November 13th.

REQUEST FOR PROPOSALS FOR Food and Beverage Service Operations at Coal Creek Golf Course

Section 1. Summary of Request

Purpose – The City of Louisville is accepting proposals from qualified contractors to provide food and beverage services at Coal Creek Golf Course as defined in the scope of work.

Questions regarding the proposal can be directed to:

Nathan Mosley City of Louisville 749 Main Street Louisville CO 80027	303-335-4731 nmosley@LouisvilleCO.gov
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Section 2. Scope of Work

The Scope of Work shall include but is not limited to the following:

The City of Louisville Parks, Recreation and Open Space Department is soliciting sealed proposals from qualified restaurant operators for the year-round operation of the food and beverage concessions at Coal Creek Golf Course (CCGC). The course originally opened in 1990 and reopened after a major renovation in 2015. The golf course sits within a residential community and hosts approximately 30,000 visits from golfers per year. CCGC has very active men's and women's golf leagues with over 70 planned events and hosts approximately 20 golf outings annually.

This facility includes the restaurant/bar with seating 128 indoors and 128 outdoors, a 599 square foot commercial kitchen, and on-course beverage cart operations.

General terms for consideration:

- The intent of the City would be to enter into a 2 year agreement, with an automatic 3 year extension based on satisfactory performance by the Concessionaire.
- This agreement would give Concessionaire exclusive right to provide for sale of all food, beverages, and catering services at Coal Creek Golf Course.
- The City will generally furnish equipment, furniture, fixtures, and one beverage cart. Concessionaire would be required to provide a small wares package and one additional beverage cart. Specific lists of city owned equipment will be provided prior to final negotiations.
- Concessionaire would be required to obtain all permits and licenses required for the business including a Hotel and Restaurant Liquor License.
- Concessionaire should provide their own POS system.

- Concessionaire would be required to procure and maintain minimum insurance coverage's including but not limited to Commercial General Liability with a single limit of \$3,000,000 per occurrence, automobile liability with a minimum \$600,000 limit, workers' compensation, and risk insurance for replacement value of City owned equipment and personal property.
- The City would provide maintenance and repairs to the facilities. The Concessionaire would be responsible for 50% of the cost of maintenance and repairs to City owned equipment after the first 90 days. The Concessionaire would provide daytime custodial service for the food service areas. The City would provide nightly custodial service for the building.
- The food service operation should be open for business not less than one-half hour before the first available tee time and remain open until at least one hour after sunset during the golf season (April 1 to September 30). Hours of business during the off-season should be no less than 7:30 a.m. to 7:00 p.m.
- The City would have annual approval of menu items, prices, and beverage vendors.

Section 3. Standard Terms and Conditions

When preparing a proposal for submission in response to this RFP, contractors should be aware of the following terms and conditions which have been established by the City of Louisville:

- This request for proposals is not an offer to contract. The provisions in this RFP and any purchasing policies or procedures of the City are solely for the fiscal responsibility of the City, and confer no rights, duties or entitlements to any party submitting proposals. The City of Louisville reserves the right to reject any and all proposals, to consider alternatives, to waive any informalities and irregularities, and to re-solicit proposals.
- The City of Louisville reserves the right to conduct such investigations of and discussions with those who have submitted proposals or other entities as they deem necessary or appropriate to assist in the evaluation of any proposal or to secure maximum clarification and completeness of any proposal.
- The successful proposer shall be required to sign a contract with the City in a form provided by and acceptable to the City. The contractor shall be an independent contractor of the City.
- The City of Louisville assumes no responsibility for payment of any expenses incurred by any proponent as part of the RFP process.
- The following criteria will be used to evaluate all proposals:
 - The contractor's interest in the services which are the subject of this RFP, as well as their understanding of the scope of such services and the specific requirements of the City of Louisville.
 - The reputation, experience, and efficiency of the contractor.
 - The ability of the contractor to provide quality services within time and funding constraints.

- The general organization of the proposal: Special consideration will be given to submittals which are appropriate, address the goals; and provide in a clear and concise format the requested information.
- Such other factors as the City determines are relevant to consideration of the best interests of the City.

Section 4. Required Submittals and Instructions

- **Contact:** Provide the name, address, and email address of contractor. If an entity, provide the legal name of the entity and the names of the individual(s) who is proposed to provide the services.
- **Experience:** Provide a review of your qualifications and briefly explain how you plan to complete the required tasks. Restaurant and concessions experience including dates and contacts. This should identify ownership versus employment experience. Golf and banquet experience is preferred.
- **Financials:** Financial information for your business that includes balance sheet, income statement, and any other information that may be requested by the City of Louisville.
- **Menu:** Provide a suggested list of restaurant and banquet menu items to be served, including specifications and prices. Provide a list of vendors or suppliers that would be used for your operation.
- **Fee Proposal:** The City of Louisville is requesting a minimum base fee, with an additional fee determined by a percentage of gross sales minus sales tax. The minimum base fee will be paid as a lump sum or 6 equal payments over the prime season of business (May-October). Please clearly identify both in your proposal. Please also identify or provide any other alternate types of compensation that may be intended as part of an agreement with the City.
- **References:** Provide a minimum of three (3) references for your work.
- Please complete the pre-contract certification and disclosure statement (below) and return with your proposal.
- The selected concessionaire will be required to enter into an agreement with the City. Please review the City's standard independent contractor agreement below.

Thank you, we look forward to reviewing your proposal.

City of Louisville Public Services Contract Addendum Prohibition Against Employing Illegal Aliens

Prohibition Against Employing Illegal Aliens. Contractor shall not knowingly employ or contract with an illegal alien to perform work under this contract. Contractor shall not enter into a contract with a subcontractor that fails to certify to the Contractor that the subcontractor shall not knowingly employ or contract with an illegal alien to perform work under this contract.

Contractor will participate in either the E-verify program or the Department program, as defined in C.R.S. §§ 8-17.5-101(3.3) and 8-17.5-101(3.7), respectively, in order to confirm the employment eligibility of all employees who are newly hired for employment to perform work under the public contract for services. Contractor is prohibited from using the E-verify program or the Department program procedures to undertake pre-employment screening of job applicants while this contract is being performed.

If Contractor obtains actual knowledge that a subcontractor performing work under this contract for services knowingly employs or contracts with an illegal alien, Contractor shall:

- a. Notify the subcontractor and the City within three days that the Contractor has actual knowledge that the subcontractor is employing or contracting with an illegal alien; and
- b. Terminate the subcontract with the subcontractor if within three days of receiving the notice required pursuant to this paragraph the subcontractor does not stop employing or contracting with the illegal alien; except that the Contractor shall not terminate the contract with the subcontractor if during such three days the subcontractor provides information to establish that the subcontractor has not knowingly employed or contracted with an illegal alien.

Contractor shall comply with any reasonable request by the Department of Labor and Employment made in the course of an investigation that the Department is undertaking pursuant to the authority established in C.R.S. § 8-17.5-102(5).

If Contractor violates a provision of this Contract required pursuant to C.R.S. § 8-17.5-102, City may terminate the contract for breach of contract. If the contract is so terminated, the Contractor shall be liable for actual and consequential damages to the City.

Pre-Contract Certification in Compliance with C.R.S. Section 8-17.5-102(1)

The undersigned hereby certifies as follows:

That at the time of providing this certification, the undersigned does not knowingly employ or contract with an illegal alien; and that the undersigned will participate in the E-Verify program or the Department program, as defined in C.R.S. § § 8-17.5-101(3.3) and 8-17.5-101(3.7), respectively, in order to confirm the employment eligibility of all employees who are newly hired for employment to perform under the public contract for services.

Proposer:

By _____

Title: _____

Date

DISCLOSURE STATEMENT

Vendor must disclose any possible conflict of interest with the City of Louisville including, but not limited to, any relationship with any City of Louisville elected official or employee. Your response must disclose if a known relationship exists between any principal of your firm and any City of Louisville elected official or employee. If, to your knowledge, no relationship exists, this should also be stated in your response. Failure to disclose such a relationship may result in cancellation of a contract as a result of your response. This form must be completed and returned in order for your proposal to be eligible for consideration.

NO KNOWN RELATIONSHIPS EXIST _____

RELATIONSHIP EXISTS (Please explain relationship)

I CERTIFY THAT:

1. I, as an officer of this organization, or per the attached letter of authorization, am duly authorized to certify the information provided herein are accurate and true as of the date; and
2. My organization shall comply with all State and Federal Equal Opportunity and Non-Discrimination requirements and conditions of employment.
- 3.

Printed or Typed Name

Title

Signature

The selected contractor will be required to enter into an agreement with the City. The City's standard independent contractor agreement is attached for reference.

**INDEPENDENT CONTRACTOR AGREEMENT
BY AND BETWEEN THE CITY OF LOUISVILLE
AND _____
FOR _____ SERVICES**

1.0 PARTIES

This INDEPENDENT CONTRACTOR AGREEMENT (this "Agreement") is made and entered into this ____ day of _____, 20__ (the "Effective Date"), by and between the **City of Louisville**, a Colorado home rule municipal corporation, hereinafter referred to as the "City", and _____, [Name of Contractor] a _____ [State of Formation and Type of Entity], hereinafter referred to as the "Contractor".

2.0 RECITALS AND PURPOSE

- 2.1 The City desires to engage the Contractor for the purpose of providing _____ services as further set forth in the Contractor's Scope of Services (which services are hereinafter referred to as the "Services").
- 2.2 The Contractor represents that it has the special expertise, qualifications and background necessary to complete the Services.

3.0 SCOPE OF SERVICES

The Contractor agrees to provide the City with the specific Services and to perform the specific tasks, duties and responsibilities set forth in Scope of Services attached hereto as Exhibit "A" and incorporated herein by reference. Contractor shall furnish all tools, labor and supplies in such quantities and of the proper quality as are necessary to professionally and timely perform the Services. Contractor acknowledges that this Agreement does not grant any exclusive privilege or right to supply Services to the City.

4.0 COMPENSATION

- 4.1 The City shall pay the Contractor for Services under this Agreement a total not to exceed the amounts set forth in Exhibit "A" attached hereto and incorporated herein by this reference. For Services compensated at hourly or per unit rates, or on a per-task basis, such rates or costs per task shall not exceed the amounts set forth in Exhibit A. The City shall not pay mileage and other reimbursable expenses (such as meals, parking, travel expenses, necessary memberships, etc.), unless such expenses are (1) clearly set forth in the Scope of Services, and (2) necessary for performance of the Services ("Pre-Approved Expenses"). The foregoing amounts of compensation shall be inclusive of all costs of whatsoever nature associated with the Contractor's efforts, including but not limited to salaries, benefits, overhead, administration, profits, expenses, and outside Contractor fees. The Scope of Services and payment therefor shall only be changed by a properly authorized amendment to this Agreement. No City employee has the authority to bind the City with regard to any payment for any Services which exceeds the amount payable under the terms of this Agreement.

- 4.2 The Contractor shall submit monthly an invoice to the City for Services rendered and a detailed expense report for Pre-Approved Expenses incurred during the previous month. The invoice shall document the Services provided during the preceding month, identifying by work category and subcategory the work and tasks performed and such other information as may be required by the City. The Contractor shall provide such additional backup documentation as may be required by the City. The City shall pay the invoice within thirty (30) days of receipt unless the Services or the documentation therefor are unsatisfactory. Payments made after thirty (30) days may be assessed an interest charge of one percent (1%) per month unless the delay in payment resulted from unsatisfactory work or documentation therefor.

5.0 PROJECT REPRESENTATION

- 5.1 The City designates _____ as the responsible City staff to provide direction to the Contractor during the conduct of the Services. The Contractor shall comply with the directions given by _____ and such person's designees.
- 5.2 The Contractor designates _____ as its project manager and as the principal in charge who shall be providing the Services under this Agreement. Should any of the representatives be replaced, particularly _____, and such replacement require the City or the Contractor to undertake additional reevaluations, coordination, orientations, etc., the Contractor shall be fully responsible for all such additional costs and services.

6.0 TERM

- 6.1 The term of this Agreement shall be from the Effective Date to _____, 20____, unless sooner terminated pursuant to Section 13, below. The Contractor's Services under this Agreement shall commence on [(the Effective Date) or (on another date desired by the City, after the Effective Date)] and Contractor shall proceed with diligence and promptness so that the Services are completed in a timely fashion consistent with the City's requirements.
- 6.2 Nothing in this Agreement is intended or shall be deemed or construed as creating any multiple-fiscal year direct or indirect debt or financial obligation on the part of the City within the meaning of Colorado Constitution Article X, Section 20 or any other constitutional or statutory provision. All financial obligations of the City under this Agreement are subject to annual budgeting and appropriation by the Louisville City Council, in its sole discretion. Notwithstanding anything in this Agreement to the contrary, in the event of non-appropriation, this Agreement shall terminate effective December 31 of the then-current fiscal year.

7.0 INSURANCE

- 7.1 The Contractor agrees to procure and maintain, at its own cost, the policies of insurance set forth in Subsections 7.1.1 through 7.1.4. The Contractor shall not be relieved of any liability, claims, demands, or other obligations assumed pursuant to this Agreement by reason of its failure to procure or maintain insurance, or by reason of its failure to procure or maintain insurance in sufficient amounts, durations, or types. The coverages required below shall be procured and maintained with forms and insurers acceptable to the City. All coverages shall be continuously maintained from the date of commencement of Services hereunder. The required coverages are:

- 7.1.1 Workers' Compensation insurance as required by the Labor Code of the State of Colorado and Employers Liability Insurance. Evidence of qualified self-insured status may be substituted.
 - 7.1.2 General Liability insurance with minimum combined single limits of \$1,000,000 each occurrence and \$2,000,000 aggregate. The policy shall include the City of Louisville, its officers and its employees, as additional insureds, with primary coverage as respects the City of Louisville, its officers and its employees, and shall contain a severability of interests provision.
 - 7.1.3 Comprehensive Automobile Liability insurance with minimum combined single limits for bodily injury and property damage of not less than \$400,000 per person in any one occurrence and \$1,000,000 for two or more persons in any one occurrence, and auto property damage insurance of at least \$50,000 per occurrence, with respect to each of Contractor's owned, hired or non-owned vehicles assigned to or used in performance of the Services. If the Contractor has no owned automobiles, the requirements of this paragraph shall be met by each officer or employee of the Contractor providing services to the City of Louisville under this contract.
- 7.2 The Contractor's general liability insurance and automobile liability and physical damage insurance shall be endorsed to include the City, and its elected and appointed officers and employees, as additional insureds, unless the City in its sole discretion waives such requirement. Every policy required above shall be primary insurance, and any insurance carried by the City, its officers, or its employees, shall be excess and not contributory insurance to that provided by the Contractor. Such policies shall contain a severability of interests provision. The Contractor shall be solely responsible for any deductible losses under each of the policies required above.
- 7.3 Certificates of insurance shall be provided by the Contractor as evidence that policies providing the required coverages, conditions, and minimum limits are in full force and effect, and shall be subject to review and approval by the City. No required coverage shall be cancelled, terminated or materially changed until at least 30 days prior written notice has been given to the City. The City reserves the right to request and receive a certified copy of any policy and any endorsement thereto.
- 7.4 Failure on the part of the Contractor to procure or maintain policies providing the required coverages, conditions, and minimum limits shall constitute a material breach of contract upon which the City may immediately terminate this Agreement, or at its discretion may procure or renew any such policy or any extended reporting period thereto and may pay any and all premiums in connection therewith, and all monies so paid by the City shall be repaid by Contractor to the City upon demand, or the City may offset the cost of the premiums against any monies due to Contractor from the City.
- 7.5 The parties understand and agree that the City is relying on, and does not waive or intend to waive by any provision of this contract, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, § 24-10-101 et seq., C.R.S., as from time to time amended, or otherwise available to the City, its officers, or its employees.

8.0 INDEMNIFICATION

To the fullest extent permitted by law, the Contractor agrees to indemnify and hold harmless the City, and its elected and appointed officers and its employees, from and against all liability, claims,

and demands, on account of any injury, loss, or damage, which arise out of or are connected with the Services hereunder, if such injury, loss, or damage is caused by the negligent act, omission, or other fault of the Contractor or any subcontractor of the Contractor, or any officer, employee, or agent of the Contractor or any subcontractor, or any other person for whom Contractor is responsible. The Contractor shall investigate, handle, respond to, and provide defense for and defend against any such liability, claims, and demands. The Contractor shall further bear all other costs and expenses incurred by the City or Contractor and related to any such liability, claims and demands, including but not limited to court costs, expert witness fees and attorneys' fees if the court determines that these incurred costs and expenses are related to such negligent acts, errors, and omissions or other fault of the Contractor. The City shall be entitled to its costs and attorneys' fees incurred in any action to enforce the provisions of this Section 8.0. The Contractor's indemnification obligation shall not be construed to extend to any injury, loss, or damage which is caused by the act, omission, or other fault of the City.

9.0 QUALITY OF WORK

Contractor's Services shall be performed in accordance with the highest professional workmanship and service standards in the field to the satisfaction of the City.

10.0 INDEPENDENT CONTRACTOR

It is the expressed intent of the parties that the Contractor is an independent contractor and not the agent, employee or servant of the City, and that:

- 10.1. **CONTRACTOR SHALL SATISFY ALL TAX AND OTHER GOVERNMENTALLY IMPOSE RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, PAYMENT OF STATE, FEDERAL AND SOCIAL SECURITY TAXES, UNEMPLOYMENT TAXES, WORKERS' COMPENSATION AND SELF-EMPLOYMENT TAXES. NO STATE, FEDERAL OR LOCAL TAXES OF ANY KIND SHALL BE WITHHELD OR PAID BY THE CITY.**
- 10.2. **CONTRACTOR IS NOT ENTITLED TO WORKERS' COMPENSATION BENEFITS EXCEPT AS MAY BE PROVIDED BY THE INDEPENDENT CONTRACTOR NOR TO UNEMPLOYMENT INSURANCE BENEFITS UNLESS UNEMPLOYMENT COMPENSATION COVERAGE IS PROVIDED BY THE INDEPENDENT CONTRACTOR OR SOME ENTITY OTHER THAN THE CITY.**
- 10.3. Contractor does not have the authority to act for the City, or to bind the City in any respect whatsoever, or to incur any debts or liabilities in the name of or on behalf of the City.
- 10.4. Contractor has and retains control of and supervision over the performance of Contractor's obligations hereunder and control over any persons employed by Contractor for performing the Services hereunder.
- 10.5. The City will not provide training or instruction to Contractor or any of its employees regarding the performance of the Services hereunder.
- 10.6. Neither the Contractor nor any of its officers or employees will receive benefits of any type from the City.
- 10.7. Contractor represents that it is engaged in providing similar services to other clients and/or the general public and is not required to work exclusively for the City.

- 10.8. All Services are to be performed solely at the risk of Contractor and Contractor shall take all precautions necessary for the proper and sole performance thereof.
- 10.9. Contractor will not combine its business operations in any way with the City's business operations and each party shall maintain their operations as separate and distinct.

11.0 ASSIGNMENT

Contractor shall not assign or delegate this Agreement or any portion thereof, or any monies due to or become due hereunder without the City's prior written consent.

12.0 DEFAULT

Each and every term and condition hereof shall be deemed to be a material element of this Agreement. In the event either party should fail or refuse to perform according to the terms of this Agreement, such party may be declared in default.

13.0 TERMINATION

- 13.1 This Agreement may be terminated by either party for material breach or default of this Agreement by the other party not caused by any action or omission of the other party by giving the other party written notice at least thirty (30) days in advance of the termination date. Termination pursuant to this subsection shall not prevent either party from exercising any other legal remedies which may be available to it.
- 13.2 In addition to the foregoing, this Agreement may be terminated by the City for its convenience and without cause of any nature by giving written notice at least fifteen (15) days in advance of the termination date. In the event of such termination, the Contractor will be paid for the reasonable value of the Services rendered to the date of termination, not to exceed a pro-rated daily rate, for the Services rendered to the date of termination, and upon such payment, all obligations of the City to the Contractor under this Agreement will cease. Termination pursuant to this Subsection shall not prevent either party from exercising any other legal remedies which may be available to it.

14.0 INSPECTION AND AUDIT

The City and its duly authorized representatives shall have access to any books, documents, papers, and records of the Contractor that are related to this Agreement for the purpose of making audits, examinations, excerpts, and transcriptions.

15.0 DOCUMENTS

All computer input and output, analyses, plans, documents photographic images, tests, maps, surveys, electronic files and written material of any kind generated in the performance of this Agreement or developed for the City in performance of the Services are and shall remain the sole and exclusive property of the City. All such materials shall be promptly provided to the City upon request therefor and at the time of termination of this Agreement, without further charge or expense to the City and in hardcopy or an electronic format acceptable to the City, or both, as the City shall determine. Contractor shall not provide copies of any such material to any other party

without the prior written consent of the City. Contractor shall not use or disclose confidential information of the City for purposes unrelated to performance of this Agreement without the City's written consent.

16.0 ENFORCEMENT

- 16.1 In the event that suit is brought upon this Agreement to enforce its terms, the parties shall each bear and be responsible for their own attorneys' fees and court costs.
- 16.2 This Agreement shall be deemed entered into in Boulder County, Colorado, and shall be governed by and interpreted under the laws of the State of Colorado. Any action arising out of, in connection with, or relating to this Agreement shall be filed in the courts of Boulder County or the federal district court for the District of Colorado, and in no other court. [If out of state contractor: Contractor hereby waives its right to challenge the personal jurisdiction of the courts of Boulder County and the federal district court for the District of Colorado over it.] Colorado law shall apply to the construction and enforcement of this Agreement.

17.0 COMPLIANCE WITH LAWS; WORK BY ILLEGAL ALIENS PROHIBITED

- 17.1 Contractor shall be solely responsible for compliance with all applicable federal, state, and local laws, including the ordinances, resolutions, rules, and regulations of the City; for payment of all applicable taxes; and obtaining and keeping in force all applicable permits and approvals.
- 17.2 Exhibit B, the "City of Louisville Public Services Contract Addendum-Prohibition Against Employing Illegal Aliens", is attached hereto and incorporated herein by reference. There is also attached hereto a copy of Contractor's Pre-Contract Certification which Contractor has executed and delivered to the City prior to Contractor's execution of this Agreement.

18.0 INTEGRATION AND AMENDMENT

This Agreement represents the entire Agreement between the parties and there are no oral or collateral agreements or understandings. This Agreement may be amended only by an instrument in writing signed by the parties.

19.0 NOTICES

All notices required or permitted under this Agreement shall be in writing and shall be given by hand delivery, by United States first class mail, postage prepaid, registered or certified, return receipt requested, by national overnight carrier, or by email transmission, addressed to the party for whom it is intended at the following address:

If to the City:

City of Louisville

Attn: _____

749 Main Street

Louisville, CO 80027

e-mail: _____

If to the Contractor:

Except for notices by email transmission, any notice required or permitted under this Agreement shall be effective when received as indicated on the delivery receipt, if by hand delivery or overnight carrier; on the United States mail return receipt, if by United States mail. Notices by email transmission shall be effective on transmission, so long as no message of error or non-receipt is received by the party giving notice. Either party may by similar notice given, change the address to which future notices or other communications shall be sent.

20.0 EQUAL OPPORTUNITY EMPLOYER

- a) Contractor will not discriminate against any employee or applicant for employment because of age 40 and over, race, sex, color, religion, national origin, disability, genetic information, sexual orientation, veteran status, or any other applicable status protected by state or local law. Contractor will take affirmative action to ensure that applicants are employed and that employees are treated during employment without regard to any status set forth in the preceding sentence. Such action shall include but not be limited to the following: employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notice to be provided by an agency of the federal government, setting forth the provisions of the Equal Opportunity Laws.
- b) Contractor shall be in compliance with the applicable provisions of the American with Disabilities Act as enacted and from time to time amended and any other applicable federal, state, or local laws and regulations. A signed, written certificate stating compliance with the Americans with Disabilities Act may be requested at any time during the life of this Agreement or any renewal thereof.

21.0 NO THIRD PARTY BENEFICIARIES

It is expressly understood and agreed that enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to City and Contractor, and nothing contained in this Agreement shall give or allow any such claim or right of action by any other third party on such Agreement. It is the express intention of the parties that any person other than City or Contractor receiving services or benefits under this Agreement shall be deemed to be an incidental beneficiary only.

22.0 SUBCONTRACTORS

Contractor may utilize subcontractors identified in its qualifications submittal to assist with non-specialized works as necessary to complete projects. Contractor will submit any proposed subcontractor and the description of its services to the City for approval. The City will not work directly with subcontractors.

23.0 AUTHORITY TO BIND

Each of the persons signing below on behalf of any party hereby represents and warrants that such person is signing with full and complete authority to bind the party on whose behalf of whom such person is signing, to each and every term of this Agreement.

In witness whereof, the parties have executed this Agreement to be effective as of the day and year first above written.

CITY OF LOUISVILLE

By: _____
Mayor

Attest: _____
City Clerk

CONTRACTOR:

By: _____
Title: _____



REQUEST FOR PROPOSALS

FOOD & BEVERAGE SERVICE OPERATIONS
Coal Creek Golf Course

Addendum #1

Please acknowledge receipt of Addendum No. #1, in your bid.

The following correction is hereby made in regard to the RFP Document:

Section 2. Scope of Work, General terms for consideration:

Next to last bullet item, page 4, should read:

The food service operation shall be open for business not less than one-half hour before the first available tee time and remain open until at least sundown (April 1 to October 31). Hours of business during the off-season (November 1 – March 31) shall be no later than 10 a.m. to no earlier than 2 p.m. daily, at a minimum.



REQUEST FOR PROPOSALS

FOOD & BEVERAGE SERVICE OPERATIONS Coal Creek Golf Course

Addendum #2

Please acknowledge receipt of Addendum No. #2, in your bid.

The following questions have been submitted related to the request for proposals for food and beverage services at Coal Creek Golf Course.

1. Is the current Vendor a full time employee of the Sweet Spot café or are they an owner with a team running the operation?
 - a. Yes. The current vendor works full time at the Sweet Spot Café.
2. What month next year are you looking for as a potential takeover for the contract?
 - a. As soon as possible after the New Year.
3. When the course was renovated in 2015, was the kitchen equipment also updated/new at that time – we ask because of the equipment maintenance obligations.
 - a. The clubhouse was not impacted by the 2013 floods and the subsequent renovation of the golf course. Most equipment has not been replaced although a couple pieces of equipment were replaced at that time (Water heater and dishwasher).
4. Is there currently a private operator for the F&B concession? Same question on the golf course, is there a private management company operating the golf and maintenance functions?
 - a. Yes, there is currently a private operator for the F&B concessions. The golf course is NOT managed by a private management company. Golf operations and maintenance is managed by full-time, year-round City of Louisville staff.
5. Is there any historical financial information on the golf course including a breakdown of the roughly 30,000 rounds and/or on the food & beverage operation you can share?
 - a. We do not have a breakdown of the 30,000 rounds of golf. Included below are financials provided by the current vendor in the form of monthly reports that have been input into a excel spreadsheet for 2017-2020.

	January	February	March	April	May	June	July	August	September	October	November	December	Total
Food		14,995	29,398	29,136	45,173	44,559	41,083	42,076	36,177	31,602	21,602	29,439	365,240
Breakfast		8,800	12,587	15,198	14,675	13,903	15,520	13,241	12,155	12,280	12,005	13,075	143,439
Lunch		679	1,581	1,525	2,884	2,682	2,530	2,235	1,725	1,145	1,103	2,139	20,228
Dinner		1,727	2,584	2,189	3,988	5,102	3,554	3,456	3,588	3,179	3,200	1,482	34,049
Grab N Go		115	516	1,321	2,275	2,207	1,779	2,153	1,810	1,095	1,102	455	14,828
Bev Cart			1,608	1,364	3,076	4,783	10,400	4,971	3,537	1,166	1,116	48	32,069
Catering		742	3,836	1,277	4,205	5,447	5,408	5,272	6,762	6,111	6,162	6,755	51,977
other													68,650
Wine		808	1,214	1,376	1,994	2,412	1,837	1,600	2,116	2,031	2,100	2,258	19,746
Beer		1,170	5,167	6,123	12,381	15,820	19,724	14,303	10,764	6,805	6,765	3,485	102,507
Liquor		725	2,156	2,219	3,956	4,211	5,338	4,414	1,597	3,129	3,209	3,742	34,696
Beverage		2,491	4,289	4,660	6,501	6,944	7,616	6,565	5,831	4,974	4,883	4,889	59,643
													581,832
Subtotal													

Highlighted areas are subset of total food

Other includes
Salad
Kids
Side
Appetizer
Modifier
Specials
Sandwiches
Bev cart food

	2018													
	January	February	March	April	May	June	July	August	September	October	November	December	Total	
Food	23,083	21,258	31,368	37,078	44,060	53,625	45,328	46,369	37,328	32,105	22,424	24,811	418,837	
Breakfast	12,743	11,649	14,730	16,208	17,988	17,083	18,063	15,716	14,768	13,196	11,274	10,894	174,312	
Lunch	1,726	1,698	2,523	2,810	3,996	4,123	4,658	4,587	3,708	2,635	1,449	1,866	35,779	
Dinner	1,239	1,072	2,233	2,236	1,761	1,449	1,314	1,455	1,604	513	389	194	15,459	
Grab N Go	272	150	724	1,072	1,441	2,154	2,321	2,437	2,064	1,064	270	273	14,242	
Bev Cart	32	96	88	152	3,717	1,617	2,021	910	440	211	56	8	9,348	
Catering	628	1,476	2,736	6,570	7,723	15,872	5,124	9,183	5,180	7,700	3,010	4,031	69,233	
other													100,464	
Wine	820	1,270	1,661	1,443	2,192	2,765	2,405	1,981	1,437	1,458	1,003	677	19,112	
Beer	1,155	839	4,644	6,685	14,513	18,266	20,536	15,058	8,848	4,371	2,036	1,456	98,407	
Liquor	2,189	1,808	3,399	3,961	6,682	7,690	8,600	6,095	3,969	3,023	1,925	2,170	51,511	
Beverage	4,164	3,591	5,075	5,506	4,407	9,578	8,864	7,803	6,464	5,013	4,066	3,628	68,159	
													656,026	
Subtotal	30,890	28,321	45,837	54,048	74,480	91,979	85,494	77,094	57,616	45,341	30,996	32,515		

Highlighted areas are subset of total food

Other includes

Salad

Kids

Side

Appetizer

Modifier

Specials

Sandwiches

Bev cart food

244.3

2019

	January	February	March	April	May	June	July	August	September	October	November	December	total
Food	20,621	17,813	26,167	30,344	38,478	41,846	36,904	43,512	35,578	27,928	21,383	19,733	360,307
Breakfast	9,959	9,097	11,542	12,216	13,436	13,033	13,370	13,638	12,904	10,230	10,434	9,029	138,888
Lunch	1,675	1,309	1,769	3,118	3,929	3,913	4,401	4,876	3,509	2,074	1,189	1,028	32,790
Dinner	437	1,813	192	410	338	356	403	374	263	227	102	18	4,933
Grab N Go	250	115	275	1,194	1,599	2,032	1,786	2,125	1,626	774	234	266	12,276
Bev Cart	56	16	16	79	332	583	641	379	322	74	49	16	2,563
Catering	2,703	1,458	6,441	4,252	6,264	7,110	5,751	10,250	6,308	7,992	5,115	5,871	69,515
other													99,342
Wine	460	832	1,082	1,375	1,790	1,440	1,751	2,377	1,635	958	730	1,254	15,684
Beer	868	532	2,124	7,589	13,219	18,800	19,857	18,172	12,382	4,109	1,491	1,480	100,623
Liquor	2,276	1,221	2,165	3,413	5,234	7,738	6,577	7,949	5,406	3,052	2,969	2,457	50,457
Beverage	3,618	2,812	4,333	5,238	6,436	7,850	8,609	8,535	6,390	4,229	3,778	3,561	65,389
													592,460
Subtotal	28,024	22,867	36,624	48,029	65,101	77,242	73,366	80,292	61,012	40,125	30,287	30,013	

Highlighted areas are subset of total food revenue

Other includes
Salad
Kids
Side
Appetizer
Modifier
Specials
Sandwiches
Bev cart food

2020

	January	February	March	April	May	June	July	August	September	October	November	December	
Food	20,044	17,277	11,353	6,332	7,392	13,347	17,571	23,602	18,448				135,366
Breakfast	9,222	8,570	4,176	501	341	3,256	4,293	5,907	5,504				41,770
Lunch	1,227	1,041	994	257	283	1,265	3,006	3,755	3,513				15,341
Dinner	922	1,671	56	690	83	186	135	161	57				3,961
Grab N Go	299	279	369	371	856	1,178	1,408	1,633	1,155				7,548
Bev Cart	74	77	943	-	719	1,469	2,431	1,509	1,665				8,887
Catering other	3,491	550	500	276	-	295	2,280	1,509	1,352				10,253 47,606
Wine	1,319	847	250	27	531	1,435	1,990	2,382	1,891				10,672
Beer	1,215	1,201	2,070	913	8,897	17,644	19,635	21,560	12,426				85,561
Liquor	1,818	1,968	1,663	305	1,680	4,293	4,691	5,647	3,786				25,851
Beverage	3,305	2,778	2,412	361	2,012	5,272	5,864	6,910	4,320				33,234
Subtotal	27,947	24,024	17,736	7,918	20,432	42,079	49,650	60,157	40,601				290,684

highlighted areas are subset of total food revenues

Other includes
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