



Town of North Kingstown, Rhode Island

Department of Public Works
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ADDENDUM ONE

North Kingstown Municipal Golf Course Restaurant Services Request for Proposals

February 21, 2014

NOTICE: This addendum modifies, amends, supplements and is made an integral part of the Request for Proposals (RFP) identified as North Kingstown Municipal Golf Course Restaurant Services, issued February 10, 2014 and prepared by the North Kingstown Town Manager, Michael Embury, and shall be as binding as though inserted in its entirety in the referenced RFP. It shall be the responsibility of the Proposer to notify all subcontractors and suppliers he proposes to use of any changes or modification contained in the Addendum. No claim for additional compensation due to lack of knowledge of the contents of this Addendum will be considered.

GENERAL INFORMATION

1. Attached is a memo from the Town Manager that lists gas and electric utility costs for calendar years 2010 through 2014.
2. The indoor bar and restaurant occupancy rating is 289.
3. For the purposes of the RFP, the terms vendor or concessionaire are considered to be the successful proposer. The term owner and Town are one in the same.

REQUEST FOR PROPOSAL ADVERTISEMENT

The last line of the last paragraph of the legal advertisement (second page of the RFP document) is amended to read. "Proposals may not be withdrawn within ninety (90) days after the date of the opening of the proposals." This is a change from the thirty (30) days originally listed, and revised to be consistent with ARTICLE 7, PRICES, contained on page two (2) of the INFORMATION TO PROPOSERS, which identifies a ninety (90) day period.

REQUEST FOR PROPOSALS

EXPERIENCE (Page 4; Section E; Paragraph 4)

This line is amended to read "Certificate of Insurance showing general liability, casualty and auto and in the amount of \$1 million."

PROPOSAL FORM (CONTRACT YEAR QUOTE), (page 9)

The minimum acceptable annual rent is \$40,000, as defined on page 1 of this section of the RFP, payable in twelve monthly installments of \$3,333.33. Any quote submitted under this amount may render the Proposer's RFP submission non-responsive.

EXHIBIT B (Equipment List)

Two of the pieces of equipment listed in this exhibit are not owned by the town. Those pieces are Item # 38 Dishwasher (Code 2178) and Item # 79 Glass Washer. These items were leased by previous concessionaire from Auto Chlor System of New York. The successful proposer will have the option of terminating or continuing with that lease. Lease information obtained from Auto Chlor is as follows:

1. Cost for each piece of equipment is \$185 per 28 day period.
2. Cost includes 1,000 cycles per piece of equipment, per 28 day period.
3. Cost for each cycle exceeding 1,000 is 6.9 cents per cycle.
4. Cost includes all chemicals, emergency and routine service, parts and labor.

EXHIBIT C (Concession Agreement)

INSURANCE (Page 3; Section 8; Paragraph (b))

The first sentence is amended to read "The CONCESSIONAIRE shall maintain, at its own expense, liability insurance in a company licensed in the State of Rhode Island with limits not less than One Million (\$1,000,000) Dollars for bodily injury, auto and property damage, which insurance shall be endorsed to designate the TOWN as named insured there under, to be provided at the time of execution of this agreement."

This amendment provides consistency with the insurance requirements listed in other sections of this RFP.



Town of North Kingstown, Rhode Island

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February 20, 2014

To: Interested Parties

From: Michael Embury
Town Manager

Re: Golf Concession Utility Bills

The following utility figures are combined gas and electric. The former contract called for the concessionaire to be responsible for 2/3's of the utility costs. This was determined by applying the building's square footage being used by the concessionaire vs. the square footage applicable to the golf shop operation.

Calendar Year 2010	\$33,764.50
Calendar Year 2011	\$45,594.25
Calendar Year 2012	\$45,152.06
Jan – June 2013	\$29,671.95