

Facility Announcement

Date: January 26, 2015
To: All Business Enterprise Licensees
From: Aneesa Locke-Hines, Assistant Deputy Director, BSVI/BE Program Manager
Origin: Jarett Roush, Area Manager
William Ratcliff, Business Consultant

Facility Number: 431
Grantor: Various
Name: Ohio Department of Transportation, United States Post Office
Address: ODOT – Rest Area I-71 South Bound Warren County
USPS - 670 Northland Blvd., Cincinnati, OH

After notice of facility award, successful bidder for Facility 431 will have the option to accept or refuse the following site attachments:

-USPS, 670 Northland Blvd., Cincinnati, OH

Facility located on: State Property (Rest Area)/Federal Property (USPS)
Rest area on State Property and USPS is Federal Property. New operator must comply with 3304.29 through 3304.35 of the ORC and 3304:1-21-04(A) of the OAC)

Applicants are required to use OOD Form 1009 (Revised 09-12-11) to apply for this position. Copies of the current form may be obtained from area offices or BE's website:

<http://www.ood.ohio.gov/Portals/0/BE%20Documents/rsc-1009-bep-facility-application-revised-09-12-11.pdf>.

Vacancy Announcement can also be viewed on BE's website at:

<http://www.ood.ohio.gov/Programs/Business-Enterprise/BE-Licensee-Info>.

Application and supporting documentation must be received before 5:00 p.m. by Jarett Roush on or before February 24, 2015 at the following address:

Jarett Roush
P.O. Box 349019
Columbus, OH 43234
937-331-5006

Or application and supporting documentation may be faxed to:

- 614-985-7991

Or application and supporting documentation may be emailed to:

- RSC.BEVacancy@ood.ohio.gov

Per Rule 3304:1-21-03 A (3) – It is the responsibility of applicants to verify receipt of application by the deadline date and time. Applications and/or supporting documentation shall not be accepted after the deadline date and time.

Estimated start date for the new operator: Within 30 days of selection decision.

Facility description:

- Estimated number of customers served each day: Varies by season and number of travelers for the Rest Stop. Post office 30-35 customers per day.
- Seating capacity: Picnic tables and benches available around rest area. Post office has a small break room.
- Types of food services provided: Snack, Pop and Coffee at Rest Stop. Snack and Pop at USPS.
- Equipment: Rest Stop (2) Snack, (3) Pop, (1) Changer, (1) Coffee. Post Office (1) Snack and (1) Pop.
- Items stocked for sale: Prepackaged snacks, coffee, cold beverages.
- Recommended opening day cash: \$800.00
- Approximate initial inventory amount: \$ 4,500.00
- Information about space: Limited on site storage at Rest Area. No Storage at USPS. Off-site storage will be required.
- Yearly total receipts and net proceeds:

FFY 12:

Gross Sales:	\$75,570.70
Gross Profit:	\$45,589.33
Expenses:	\$11,431.86
Labor:	\$0
Net:	\$31,757.47

FFY 13:

Gross Sales: \$67,247.12
Gross Profit: \$37,802.81
Expenses: \$13,717.11
Labor: \$0
Net: \$24,085.70

FFY 14:

Gross Sales: \$60,804.13
Gross Profit: \$33,932.60
Expenses: \$10,354.15
Labor: \$0
Net: \$23,578.45

FFY 15:

Gross Sales: \$6,216.50
Gross Profit: \$3,167.81
Expenses: \$840.56
Labor: \$0
Net: \$2,327.25

(FFY 15 numbers are for Oct only.)

- j. Reasons for fluctuation in proceeds: Major Road Construction in Area. Reduced Traffic Flow.
- k. Days and hours of operation: Rest Area 24 hours a day 7 days a week. USPS 7:30AM – 6:00Pm Mon. – Fri. and 8:00AM to 4:00PM Sat.
- l. Number of employees presently employed: No Employees. Persons who are blind or otherwise disabled and are qualified for the job shall be given preference when hiring in any BE facility.
- m. Available public transportation: None. Vehicle Required.
- n. Projected changes in the facility: Current bridge construction in this area temporarily closed the rest area NB (across from this location) for a period of two years. There has been no communication from ODOT regarding this particular rest area. With this type of construction there is potential for traffic patterns to change.
- o. Any special training, physical requirements, and mobility skills required for the job: None

- p. Location, type and level of competing food service: Fast Food, Gas Stations, C-Stores locate at nearby exits and also in the area of the USPS Station.
- q. BE designee, tour availability and special requirements: Call Bill Ratcliff to Schedule a site visit. 614-493-7505.
- r. Fees, assessments, financial obligations, and other specific items required by the BGA: Rest Area/Kennelly: Janitorial Fee of \$ 11.55 per day, paid monthly under the conditions of the current BGA with ODOT. USPS: None. A Warren County health license is needed.
- s. Security clearances required by the BGA: ODOT: None. USPS: None at this time, USPS could require obtaining identification Badge in the future.

Contact William Ratcliff, Business Consultant, at 614-493-7505 or email william.ratcliff@ood.ohio.gov with any questions and for more detail.