

Facility Announcement

Date: October 21, 2014
To: All Business Enterprise Licensees
From: Aneesa Locke-Hines, Assistant Deputy Director, BSVI/BE Program Manager
Origin: Jarett Roush, Area Manager
Todd Heitkamp, Business Consultant

Facility Number: 714 WPAFB Bldg. 653 Area B, Bldg. 45 Area B
Grantor: Wright Patterson AFB
Name: Keith Allen, Food and Beverage Specialist 88th FSS/FSVB
Address: Building 653 Area B, 2977 Hobson Way, WPAFB, OH 45433
Building 45 Area B, 2130 Eighth St, WPAFB, OH 45433

Consideration for location:

There is a current pending arbitration regarding payment of utilities for BE facilities operated on Wright Patterson Air Force Base. There is no official or anticipated date for arbitration available.

Facility located on: 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 November 19, 2014 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:

- a. Estimated number of customers served each day: Building 653 Area B approximately 200, Building 45 Area B approximately 150.
- b. Seating capacity: Building 653 Area B approximately 50, Building 45 Area B approximately 65.
- c. Types of food services provided: Breakfast Items, Lunch Items (Daily Specials), Grab-N-Go Items, Ice Cream Products, Hot and Cold Beverages, Snack Products.
- d. Equipment: Shelving/Racks, Refrigeration, Conveyor Toasters, Bun Warmer, Hot Dog Grill/Roller, Conveyor Oven, Griddles, Fryers, Hood Systems, Coffee Brewers, Espresso Machine, Microwaves, Menu Boards, Stand Structure (Serving Line, Steam Table, Cold Well, Sinks, S/S Tables, etc.), Transport Carts, Convection Ovens, Slicers, Safes, Flash Bake Oven, Talking Cash Registers, Ice Makers, Fountain Dispensers, Deli Unit, Pizza Prep Unit, Mixer, Can Racks, Vending:
Bldg. #653: (1) 5 Wide Snack Vendor, (2) Branded Beverage Vendors
- e. Items stocked for sale: pre-packaged and prepared food items, snack, candy, pastries, hot and cold beverages.
- f. Recommended opening day cash: \$ 1,000.00
- g. Approximate initial inventory amount: \$ 15,000.00
- h. Information about space: Building 653 Area B has a small on site storage area. Building 45 Area B has 3 small on site storage areas and an office area.
- i. Yearly total receipts and net proceeds:

FFY 2014 Sales (thru September 2014):\$251,237 Net: \$2,441.64
*Fac. #728 Bldg. #45 combined with Fac. # 714 Bldg. #653, 10/1/13
*Year to Date:
Sales - \$251,237
Cost of Goods - \$169,350 (67.41%)
Gross Profit - \$81,887 (32.59%)
Expenses - \$8,295 (3.30%)
Labor - \$71,150 (28.32%)
Net Proceeds - \$2,441 (.97%)

*Facility has been under temporary agreement since December 2013.

FFY 2013 Sales (Bldg. #653 Area B):\$151,760 Net: \$15,061
*Fac. #714 Temp on Net, 10/1/12 – 9/30/13

FFY 2013 Sales (Bldg. #45 Area B) : \$60,873 Net: \$5,392
*Fac. #728 Temp on Net 4/22/13 – 9/30/13

FFY 2012 Sales (5/29/12 – 9/30/12): \$25,340 Net: 0
* Fac. #714 Temp on Fee 5/29/12 – 8/24/12, Temp on Net 8/24/12 – 9/30/12

- j. Reasons for fluctuation in proceeds: FFY 2012 Temp on Fee, FFY 2013 Temp on Net, Sequestration, Employee Furlough Days, Economy
- k. Days and hours of operation: 7am to 2pm Monday thru Friday, Except for Federally observed Holidays or Base Closures.
- l. Number of employees presently employed: Bldg. 653 Area B (8) employees, Bldg. #45 Area B (5) 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: RTA Bus Service early morning and late afternoon only.
- n. Projected changes in the facility: Bldg. #45 Area B will have approximately 200 additional employees moving into the building.
- o. Any special training, physical requirements, and mobility skills required for the job: USAF Public Health Training, Standard Food Service Ability.
- p. Location, type and level of competing food service: There are various AAFES Food Service and FSS Base Food Service locations at the base. Local restaurants, Gas Stations, C-Stores within a few miles of the base. There and currently sales of snack and beverage items by

employee groups within some of the buildings and various fund raisers that include food and snack related items.

- q. BE designee, tour availability and special requirements: Call Todd Heitkamp to schedule a tour of the location. 937-331-5007. WPAFB visitors must obtain a pass from WPAFB Gate1-B and have a valid driver's license or state ID.
- r. Fees, assessments, financial obligations, and other specific items required by the BGA: None
- s. Security clearances required by the Department of Defense Permit for Vending Services/MOA: Application for a WPAFB Base Pass and ID is required. **Failure to successfully complete the WPAFB Pass and ID security clearance will result in an automatic forfeiture of the facility.**

Contact Todd Heitkamp, Business Consultant, at 937-331-5007 or email todd.heitkamp@ood.ohio.gov with any questions and for more detail.