

## Facility Announcement

Date: September 26, 2014  
To: All Business Enterprise Licensees  
From: Aneesa Locke-Hines, Assistant Deputy Director, BSVI/BE Program Manager  
Origin: Jarett Roush, Area Manager of Business Enterprise  
Lynne Hustwick, Business Consultant

Facility Number: 715

Grantor:

- Rhodes: Department of Administrative Services, 30 E Broad St., Columbus
- Columbus Developmental Center, 1601 W Broad St., Columbus
- Department of Health, 246 N High St., Columbus
- Statehouse, 1 Capitol Sq., Columbus

### **Considerations for location:**

- BSVI is working to negotiate a new BGA for the DAS locations which may impact hours of operation and commissions paid to DAS. There is no projected date of execution for this BGA, however it should be noted that negotiations have been ongoing for over a year.
- BSVI will coordinate and plan with the new operator to make renovations and updates to the Rhodes Cafeteria location once the selection decision is made.

Facility located on: State 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://ood.ohio.gov/docs/be-documents/rsc-1009-bep-facility-application-revised-09-12-11.pdf>.

Vacancy Announcement can also be viewed on BE's website at: <http://ood.ohio.gov/ood-home/programs/business-enterprise/be-licensee-information>.

Application and supporting documentation must be received before 5:00 p.m. by Jarett Roush on or before October 27, 2014 at the following address:

Jarett Roush  
P.O. Box 349019  
Columbus, OH 43234  
937-681-7139

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](mailto: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: Approximately 4,000 persons located in Rhodes Building and some transient customers from other downtown buildings. CDC has a population of approximately 350 people utilizing the machines. Department of Health has approximately 745. Statehouse customers vary based on the schedule for the legislature.
- b. Seating capacity: 75 at Rhodes; 25 at the Statehouse; 4 locations of 25 each at the Department of Health; CDC has various opportunities for seating based on the individual buildings.
- c. Types of food services provided: Cafeteria: full breakfast menu consisting of coffee, juices, eggs, pancakes, bagels, toast, potatoes and bacon and full lunch menu consisting of sodas, tea, milk, chips, deli-style sandwiches, soups, salads, steam table entrees. Vending: pre-packaged snacks, cold beverages, hot beverages, and cold food machine items.

- d. Equipment: **Rhodes Building:** Full line of cafeteria equipment such as a talking cash register, visually impaired credit card terminal, double door freezers, double door refrigerators, walk-in refrigerator, hot food holding cabinet, salad bar, steam table, griddle, counter fryers, stove/oven, food processor, meat slicer, ice machine, coin sorter, microwave ovens, coffee and fountain dispensers, conveyor toaster, grease trap, and stand-alone security system. Vending machines consisting of 1 cold food machine, 2 snack machines, 3 cold beverage machines and 1 bill changer. **Columbus Developmental Center:** 5 snack, 5 combi machines, 7 cold beverage machines and 1 bill changer. **Department of Health:** 6 cold beverage, 4 snack machines and a bill breaker. **Statehouse:** 1 frozen food, 1 snack, 1 coffee, 3 cold beverage machines and a bill changer.
- e. Items stocked for sale: Typical cafeteria items, prepackaged snacks, juice, soda and coffee.
- f. Recommended opening day cash: \$3000.00
- g. Approximate initial inventory amount: \$18,000.00
- h. Information about space: **Rhodes Building:** Full kitchen, seating area, on-site storage, additional freezer and walk-in refrigerator and office space available. **Columbus Developmental Center:** Vending machines located in multiple miscellaneous buildings. **Department of Health:** Vending machines located in 6 separate locations within the building. **Statehouse:** Vending machines located on the main floor of the building.
- i. Yearly total receipts and net proceeds:  
2014 (*through August*) – **Sales:** \$353,681; **Net Proceeds:** \$50,529  
2013 – **Sales:** \$354,673; **Net Proceeds:** \$36,741  
2012 (12/21/11-9/30/12) – **Sales:** \$188,983; **Net Proceeds:** \$2,914
- j. Reasons for fluctuation in proceeds: New site attachments. This facility consisted of the Rhodes Tower Cafeteria and vending with the Department of Health in October 2012. On 4/30/13 CDC was added to the facility and on 7/30/13 the Statehouse was added to the facility
- k. Days and hours of operation: Cafeteria is open from 6:30am to 2pm Monday through Friday; Vending at Rhodes, Department of Health and CDC is available during building hours Monday through Friday, with some usage by housekeeping staff after hours; CDC has vending available in patient areas, 24/7 and other buildings are Monday through Friday 8am-5pm. The cafeteria is closed during state observed holidays. Cafeteria is permitted to close during Christmas week and week of July 4. (*Currently BSVI is negotiating a new BGA with DAS which may impact the time the cafeteria is permitted to be closed*).

- l. Number of employees presently employed: 3. 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: Central Ohio Transit Authority (bus system) and taxi
- n. Projected changes in the facility: BSVI is currently negotiating a new BGA with DAS which may impact commissions paid to DAS and hours of the Rhodes Cafeteria. BSVI will work with incoming operator to make changes to the Rhodes Cafeteria which will include possible changes to line format and general updates to equipment and appearance of location.
- o. Any special training, physical requirements, and mobility skills required for the job: None
- p. Location, type and level of competing food service: BEP C-Stores (Facility 340) in Rhodes Tower located on 18<sup>th</sup> and 29<sup>th</sup> floors; competition is present in surrounding buildings. Most of these are accessible via pedestrian tunnels from other state controlled buildings.
- q. BE designee, tour availability and special requirements: Please contact Lynne Hustwick at 614-781-8791 for tour of the facility. The date and time of tour will be Monday, October 6, 2014 at 9:30 am. The tour will begin at Rhodes Tower cafeteria and progress to additional locations.
- r. Fees, assessments, financial obligations, and other specific items required by the BGA: Commission payment required in Rhodes Tower only: 5% of gross sales minus sales tax, paid monthly to the grantor (Department of Administrative Services) *(Currently BSVI is negotiating a new BGA with DAS which may impact the amount of commission paid to the grantor).*
- s. Security clearances required by the BGA: None

Contact Lynne Hustwick, 614-781-8791, [lynette.hustwick@ood.ohio.gov](mailto:lynette.hustwick@ood.ohio.gov) with any questions and for more detail.