



## CITY OF LACEY

### RAINIER VISTA COMMUNITY PARK CONCESSIONS

**Contact:**

Sue Falash  
City of Lacey  
Parks, Culture & Recreation Dept.  
sfalash@ci.lacey.wa.us  
(360) 491-0857

**CITY OF LACEY  
PARKS, CULTURE & RECREATION DEPARTMENT**

**REQUEST for PROPOSAL  
RAINIER VISTA COMMUNITY PARK  
CONTRACT CONCESSION STAND SERVICES**

**Section 1: INTRODUCTION**

The City of Lacey Parks, Culture & Recreation Department seeks an experienced operator to provide concession stand services at Rainier Vista Community Park (RVCP). The concession stand must be operated in a professional manner providing moderately priced fresh food and beverages.

RVCP concession stand operator may also offer catering services for picnic groups, tournaments and special events held at the complex. Address of the complex: 5475 45<sup>th</sup> Ave SE.

**Section 2: BACKGROUND**

RVCP is a 46 acre park that is heavily used by community members and sports user groups. There are 3 soccer fields, 3 baseball/softball fields, 4 tennis courts, 4 pickleball courts, 3 sand volleyball courts, a basketball court, walkways and picnic shelters along with a skate park for beginner and intermediate skaters.

The concession stand is attached to the restroom building facing the baseball/softball fields. The fields open for athletic events on March 1 and close to athletics use at the end of October each year. Soccer fields are used on week nights as well as both Saturdays and Sundays. Softball/baseball games/practices are week nights and mainly Saturdays with some Sundays. RVCP hosts soccer as well as softball tournaments throughout the season. The concession stand is expected to be operational seven (7) days per week, while the fields are in use.

**Section 3: SCOPE OF SERVICES**

**Scope of Operations:** The contractor will provide quality concession service for park visitors. Those guests will consist of league and tournament participants, officials, spectators, and the general public. Food and beverages shall include a wide variety of hot and cold items. The contractor may not use the facility for functions / activities other than for food service without prior written approval of the City.

**Food Storage, Preparation, and Service:** The contractor shall be responsible for the procurement,

preparation and service of all food and beverages. The contractor shall procure and pay for all food, food supplies, service supplies, and related products used at the site. All foods prepared off site shall only be prepared at a certified USDA-inspected facility. On-site storage space for food, beverages, and supplies is limited. Contractor will be required to procure, maintain and operate all food preparation appliances, equipment and utensils and refrigerated storage appliances.

Contractor shall demonstrate their ability to support the Rainier Vista Concession Stand with adequate and easily accessible “off-site” storage or contract supplier. The support facility or supplier shall be identified and address provided to the City prior to executing the contract.

**Term of Contract and Food Service Days and Hours:** The term of this contract shall be three (3) years unless earlier terminated by the City pursuant to the terms herein. Unless otherwise agreed between the parties, the operation shall be for the months of March through October with minimum hours of operation to be as follows:

Monday through Friday, 5:30 p.m. to 9:00 p.m.

Saturday and Sunday, 9:00 a.m. to 9:00 p.m.

Days and time may be adjusted by mutual consent and must be in writing.

Minimum terms of rent:

First year      \$300/month rent

Second year    \$300/month rent

Third year      \$300/month rent

**Lease Hold Tax:** Vender will be responsible for paying the 12.84% Lease Hold Tax on the monthly rent to the City of Lacey.

**Other Vendors:** Tournament sponsors and vendors who do not compete with the contract concessionaire by selling like products will be reviewed and may be approved by the City of Lacey. Any fees associated with the non-competitive vendors will be revenue to the City.

**Catering:** The contractor may, at its discretion, provide catering services for any games, tournaments, and events held at RVCP. The contractor may not use RVCP facilities to cater events not held at park or events not associated with or approved by the City. Catered activities RVCP are subject to the percentage of sales and beverage provider as though offered from the concession stands.

**Sanitation and Cleanliness:** The contractor shall at all times maintain compliance with all applicable federal, state and local laws, ordinances and administrative regulations concerning food and beverage preparation, storage, advertising, purity, quality, service and premises sanitation. The

contractor shall be responsible for obtaining all necessary licenses, permits, and health inspections pertaining to sanitation. Contractor shall maintain the highest standards of cleanliness through such actions as regularly cleaning food preparation counters, floors/mats; and regularly removing and disposing of all garbage collected in the food service area. The contractor shall also regularly clean refrigerators and freezers and concession stand interior.

**Menu and Pricing:** The contractor shall post its menu and price structure for food and beverages available for all customers.

**Management:** Award of this contract is based on the City's understanding that the contractor will assure competent professional, on-site management of the food service facility and personnel at all times. The contractor shall provide the City a written description of the qualifications, certifications and work hours of all on-site personnel.

**Management Structure/Philosophy:** The contractor shall provide a written manual describing their existing and/or proposed management structure, operational philosophy and "code of conduct". The description shall identify on-site personnel, supervisory and support staff, and the overall management structure of the business. The operating philosophy shall include items such as staff qualifications, training, customer service, and methods of communication with the City. Each employee is to sign a statement that they have read the manual and will abide by the contents. The contractor is to keep on file the signed statements. Each employee will be required to complete a "Release for Background/Criminal Investigation" and "Disclosure Statement".

**Compliance with Federal, State and Local Regulations:** The contractor shall comply with all federal, state and local regulations, including but not limited to wages, taxes, social security, worker's compensation, non-discrimination, licenses, registration and safety requirements. Failure or neglect on the part of the contractor to comply with any or all such regulations shall not relieve the contractor of these obligations, nor of the requirements of this contract.

**Use of Area:** The contractor shall make no unlawful or offensive use of the concessions area and will maintain and preserve the area in as good order and condition, reasonable wear and tear expected, as when the contract was signed.

**Utilities:** The City of Lacey shall be responsible for all utilities.

**Hiring and Employment:** The operator shall not, in the operation of the RVCP concession stand, discriminate against any group of persons. The operator must comply with all of the rules, regulations, statutes, etc., related to fair hiring and employment practices.

#### Section 4: INFORMATION AND INSTRUCTIONS TO PROPOSER

- 4.1 **Submission of Proposal.** Proposals will be received until, but not after, 2 p.m. Wed. Nov. 22, 2023 via email. Proposal must be submitted via email to [sfalash@ci.lacey.wa.us](mailto:sfalash@ci.lacey.wa.us) with the subject line: **RAINIER VISTA COMMUNITY PARK CONCESSION STAND OPERATION.**
- 4.2 **Response Date.** In order to be considered for selection, proposals must arrive at the City in the manner and on or before the date and time specified in the RFP advertisement. Any proposer mailing responses should allow normal mail delivery time to ensure timely receipt of their materials. Any proposal received after the scheduled closing time for receipt of proposals, or incorrectly addressed, will not be considered. Delivery in the manner stated herein and completeness of submittals as required by this RFP shall be solely the responsibility of the Proposer. Submission of proposals or additional information offered after the closing date and time shall not be accepted or considered.
- 4.3 **No Warranty.** All facts and opinions stated within this RFP and all supporting documents and data are based upon information available from a variety of sources. No representation or warranty is made with respect thereto.
- 4.4 **Right to Modify Process.** The City reserves the right to modify the selection process or other aspects of this RFP process at its sole discretion. The City will take reasonable steps to insure that any modification or clarification to the RFP shall be distributed in writing to all persons who have requested a copy of the RFP through the City.
- 4.5 **Addenda.** In the event that it becomes necessary to revise any part of this RFP, addenda will be provided to all prospective Proposers who are on the RFP document holder's list maintained by the City. Addenda, if necessary, will be issued not later than five (5) days prior to the RFP closing date. Receipt of addenda shall be signed by the same individual that signs the proposal and shall be submitted with the proposal. Proposals received without properly acknowledged addenda will be considered non-responsive.
- 4.6 **Accept or Reject Proposals.** The City reserve the right to accept or reject any or all proposals in response to this RFP without cause or to delay or cancel this RFP process without liability to the City if the City determines it is in the public interest to do so.
- 4.7 **Additional Information.** The City reserves the right to request additional information following its initial review of the proposal documents. City staff may conduct a review and verification of confidential information with staff and consultants.
- 4.8 **Public Information.**  
All proposals and information included therein or attached thereto submitted in

response to this RFP shall become public record upon receipt by the City and will be available for review upon request. The City will disclose those parts of records the proposal has marked "proprietary information" only to authorized persons unless: (a) the City discloses the records in response to a public disclosure request or (b) the proposer has given the City express advance written permission to disclose the records. "Authorized persons" means those City officers and employees for whom the proprietary information is necessary to evaluate proposal and to perform their duties or obligations to the City. If the City receives a public disclosure request for records that the proposer has marked "proprietary information", the City may promptly notify the proposer of the request. The City may postpone disclosing these records for thirty (30) business days after it has sent notification to the proposer, in order to allow the proposer to file a lawsuit to enjoin disclosure. If the City has notified the proposer of a public disclosure request, and the proposer has not obtained an injunction and served the City with notice of that injunction by the close of business on the tenth business day after the City sent notice, the City will then disclose the record.

#### **4.9 Equal Opportunity**

The City of Lacey is an equal opportunity employer. The city does not discriminate against any employee or contractor, or applicant for employment or contracting, on the grounds of race, creed, color, national origin, families with children, sex, marital status, sexual orientation, age, honorably discharged veteran or military status, or the presence of any sensory, mental, or physical disability, or the use of a trained dog guide or service animal by a person with a disability; provided that the prohibition against discrimination in employment or contracting because of handicap shall not apply if the particular disability prevents the proper performance of the particular worker or contractor involved.

Such nondiscrimination practice includes, but is not limited to: employment, upgrading, demotion or transfers, recruitment or advertising, layoff or termination, rates of pay or other forms of compensation, and programs for training including apprenticeships. The city shall take such action as may be required to ensure full compliance with Chapter 49.60 of the Revised Code of Washington: Law Against Discrimination.

#### **4.10 Reasonable Accommodations**

The City of Lacey offers reasonable accommodations to persons with disabilities. We invite any person with special needs to contact the City Clerk at (360) 491-3214 to discuss any necessary accommodations. Citizens with hearing impairment may call the TDD line at (800) 833-6388.

#### **4.11 Veteran-Owned Business Enterprise**

The City of Lacey strongly encourages participation of veteran-owned businesses enterprises.

4.12 **Minority and Women’s Business Enterprises (MWBE)**

The City of Lacey strongly encourages participation of minority- and women-owned business enterprises.

4.13 **Qualification Requirements.** Each responsible Proposer shall respond to the proposal requirements as presented. Proposals received without all the required information may be rejected as being non-responsive.

4.14 **Pre-Proposal Interpretation and Addenda of Contract Documents** Any clarification or interpretation of the bid documents will be made only by written notification. The City is not responsible for any explanation, clarification, or interpretation given in any manner except by written notification and/or addendum.

4.15 **Execution of the Proposal.** The proposal shall be executed in the name of the Proposer followed by the signature of the officer authorized to sign for the printed or typewritten designation of the office held:

- A. If the proposal is made by a partnership, it shall be executed in the name of the partnership followed by the signature of an authorized partner.
- B. If the proposal is made by a corporation, it shall be executed in the name of the corporation followed by the signature of the officer authorized to sign for the corporation and the printed or typewritten designation of the office they hold in the corporation.
- C. If the proposal is made by a joint venture, it shall be executed by each participant of the joint venture.
- D. The address of the Proposer shall be typed or printed on the Proposer’s cover letter.

4.16 **Withdrawal of Proposal.** A Proposer may withdraw their proposal, by written notice submitted on the Proposer’s letterhead, signed by the Proposer’s authorized representative, delivered to the City prior to 5 p. m. on the final submittal date.

4.17 **Rights of City to Award or Reject Proposals.** The RFP does not commit the City to award or enter into a food service license. The City reserves the right to:

- A. Accept or reject any or all proposals or any portion thereof received as a result of this RFP.
- B. To negotiate with any Proposer.

- C. Accept a proposal and subsequent offers for food service contractor from other than the highest cost Proposer.
  - D. In determining the most responsive Proposer(s), the City reserves the right to take into consideration any or all information supplied by the Proposer in his/her proposal and the City investigation into the experience of the Proposer. In addition, the City may accept or reject proposals based on minor variations from the stated specifications and when such action is deemed to be in the City's best interest.
  - E. If Proposer chooses to participate in negotiations, they may be asked to submit additional information, or other revisions to their proposals as may be required.
  - F. Any food service contract arising from this RFP will be negotiated with the successful Proposer. The successful Proposer shall commence services only after a food service contract with the City is fully executed and the City has issued a "Notice To Proceed".
  - G. Consider proposal modifications received at any time before the award is made, if such action is in the best interest of the City.
  - H. The City reserve the right to waive any immaterial defects and irregularities in proposals and to waive or modify any irregularities in proposals received, after prior notification to the Proposer.
- 4.18 **Business License.** The successful contractor, prior to commencing operations, shall obtain a City of Lacey Business License.
- 4.19 **Economy of Proposal Preparation.** Proposals should be prepared simply and economically, by providing straightforward and concise descriptions of Proposer capabilities related to specified elements, units or services. Proposals should not include any information not specifically identified or specified as a required response or attachment.
- 4.20 **Acceptance of Proposal Content.** The contents of the proposal of the successful Proposer will become contractual obligations if acceptance action ensues. Failure of the successful Proposer to accept these obligations in a contract may result in cancellation of the award.
- 4.21 **Non-Assignment.** If a food service contract is awarded, it shall not be assigned, nor duties be delegated, in part or in total without prior written consent of the City. Reasonable requests for assignment of the food service contract may be granted based on the sole determination of the City.



4.22 **Notice of Intent to Award.** All responsive and evaluated respondents to the formal RFP will be notified of the City’s intent to award a food service contract.

4.23 **Anticipated RFP Process Events Calendar:**

<u>EVENT</u>	<u>DATE</u>
RFP Document Published and Distributed	November 8, 2023
RFP Closing Time and Date	2:00 p.m. - November 22, 2023
Award Decision	November 27, 2023

4.24 **Liability and Insurance.** The successful Proposer must submit proof of liability insurance with the limits not less than the stated requirements. The successful Proposer shall defend, save, and hold harmless the City, the City’s officers, agents and employees, from all claims, suits, or actions of whatsoever nature resulting from or arising out of the activities of the successful Proposer or its subcontractors, agents or employees under this food service contract. Such proposer shall provide evidence satisfactory to the City of Lacey of coverage by Commercial General or Comprehensive General Liability insurance of not less than \$2,000,000 combined single limits, and obtain an endorsement naming the City of Lacey, its officers, employees, and agents as additional insured under each such policy.

4.25 **Laws of the State of Washington.** By submitting a proposal in response to this RFP, Proposer agrees that, any terms and conditions stated within any food service contract that is awarded as a result of this solicitation shall require:

- A. The proposer to comply with all food service laws of the State of Washington.
- B. Be governed by the laws of the State of Washington without regard to conflict of laws principles.

4.26 **Incurred Costs.** Neither the City, nor its officers, agents nor employees are liable for any cost incurred by Proposer prior to issuance of a food service contract. All prospective Proposers who respond to this RFP do so solely at the Proposer’s cost and expense.

4.27 **Proposer’s Responsibilities.** Successful Proposer shall comply with all federal, state, and local laws and ordinances applicable to the work under this food service contract.

4.28 **Disposition of Proposals.** All materials submitted in response to the RFP, including samples, shall become the property of the City upon delivery.

4.29 **Termination:**

- A. **Termination for Convenience:** The performance of work under the contract may be terminated by the City in whole or in part whenever the City determines that termination is in the City's best interests. Any such termination shall be effected by the delivery to the contractor of a written notice of termination at least forty-five (45) days before the date of termination, specifying the extent to which performance of the work under the contract is terminated and the date upon which such termination becomes effective. Such notice must be issued by the Director of Parks and Recreation or their designee. After receipt of a notice of termination, except as otherwise directed in writing by the City, the contractor shall stop work on the date specified in the notice and settle all outstanding liabilities to, and claims by, the City and such suppliers that were used in the performance of this license.
- B. **Termination for Default:** The City shall have the right to terminate the contract at any time the City determines that the contractor has failed to satisfactorily perform the services required, as solely determined by the City. In the event the City decides to terminate the contract for failure to perform satisfactorily, the City will give the contractor at least fifteen (15) days' written notice before the termination takes effect. During the fifteen day period, the contractor must negotiate an acceptable written "plan to cure" with the City and cure the unsatisfactory performance as agreed in the cure plan. Failure to cure the unsatisfactory performance during the fifteen day period, as solely determined by the City, will result in contract termination for failure to provide satisfactory performance.
- C. **Termination for Willful Failure or Refusal or for Emergencies:** The performance of work under the contract may be terminated immediately for any willful failure or refusal by the successful proposer to perform according to the terms of the Food Service Contract or if the City determines that an emergency exists.

**Section 5: PROPOSAL SUBMISSION REQUIREMENTS AND REQUIRED SUBMITTAL INFORMATION**

Proposers must submit the designated written information to the City as outlined and in the sequence provided by the City. Emphasis should be on complete, concise, and clear content limited to the information requested in the Required Submittal Information.

The City shall have the right to disqualify any proposal as a result of the information gathered in its research whether that information is provided through this RFP process or outside this RFP process.

Proposals shall be submitted by the time and date, at the place and in the manner as described in the RFP advertisement.

The proposal shall include, at a minimum, the following items:

- A. Submit a written statement of **recent** experience of Proposer in a similar concessions operation. Proposal must include information on similar operations that Proposer has operated and believes are sufficient qualifications for operating the RVCP Concession Stand.
- B. A written explanation and description of the following items:
  - 1. Organizational structure and chain-of-command.
  - 2. Employee and customer safety and hazard control to include hazard prevention, elimination, investigation and reporting, documentation, communication, etc.
  - 3. Employee training (i.e., food handling, customer service, etc.) to also include discipline procedures.
  - 4. Employee recruitment.
  - 5. Operational goals.
  - 6. Sanitation/Cleanliness procedures.
  - 7. Schedule of all concessionaire-provided equipment including make, model, fuel source, age, etc.
  - 8. Ability to support special events, private parties, and sport tournaments.
- C. Submit a sample menu, pricing structure, portion sizes, brands, etc.
- D. Describe, in writing, the ability of Proposer to meet requirements for concession stand startup.
- E. Proposed monthly lease payment to the City.

## **Section 6: PROPOSAL SELECTION AND EVALUATION CRITERIA**

## **Selection Process**

A RFP Selection Committee will evaluate the proposals on how fully each proposal meets the requirements of the RFP. Each staff member on the evaluation panel will rate the criteria on a scale from 1 to 5 (Poor, Below Average, Average, Above Average, and Excellent), and scores will be added to help determine the most qualified service provider

Personal interviews may be conducted following panel review of submitted proposals. The City will negotiate a final agreement with the successful Proposer. If no acceptable arrangements can be made, negotiations with the next highest ranked Proposer will occur.

The successful Proposer will be required to complete a contract which will incorporate the proposal and work schedule as a part of the contract.

## **Evaluation Criteria**

Proposals will be evaluated based on the criteria shown below with weighting factors as summarized in the following table. If interviews are held, the top ranked Proposers will be interviewed. Final selection will be made based on the combined results of the proposal and the interview.

### **ITEMS OF CRITERIA LISTED BELOW ARE WEIGHTED AS INDICATED.**

(The weighting factor is up to the percentage or percentage of numerical points.)

- A. Prior experience of the Proposer in operating similar concession operations **(40%)**.
- B. Proposer's business plan questionnaire **(25%)**.
- C. Proposer's Menu selection and pricing structure **(25%)**.
- D. Proposer's ability to meet anticipated startup date **(10%)**.

**NOTE: In addition to submitted proposal, the City reserves the right to use any information that it is aware of, independent of the submitted proposals, to determine the contract award.**

### **BUSINESS PLAN QUESTIONNAIRE**

*(Please answer as thoroughly as possible. Please use additional pages if necessary)*

1. Describe the advertisement, signage, banner and promotional aspects of the concession stand operation.
2. Is there an overall theme to the concession stand operations?
3. What methods of creativity, promotion, and incentives would you offer to support bringing local, state, regional, and national youth and adult tournaments and events to the RAC?
4. Describe a “typical” tournament day. Include staffing, advertising, potential food and beverage specials, and in general, support to the tournament operations.
5. Are there additional furnishings which would enhance existing concession stand operations?
6. What are your qualifications and capabilities for catering and providing food and beverage services to small and large groups?
7. Please list the applicable licenses and permits you currently hold that pertain to operating the Regional Athletic Complex concession stands.
8. Is there anything else we need to know about your business which will assist us in determining the best fit for our needs?