

ADDENDUM ONE, QUESTIONS and ANSWERS

Date: 10/17/2019

To: All Bidders

From: Julie Schiltz/Connie Heinrichs, Buyers
AS Materiel State Purchasing Bureau

RE: Addendum for Request for Proposal 6157 Z1 to be opened on 11/8/2019, at 2:00 P.M.
Central Time

Questions and Answers

Following are the questions submitted and answers provided for the above mentioned Request for Proposal. The questions and answers are to be considered as part of the Request for Proposal. It is the Bidder's responsibility to check the State Purchasing Bureau website for all addenda or amendments.

Question Number	RFP Section Reference	RFP Page Number	Question	State Response
1.			Is the contract length negotiable? We sign ten year franchise agreements with [REDACTED] and would prefer to have this contract line up with our obligation to [REDACTED]	No, the term of the contract will remain four (4) years with the option to renew for two (2) additional two (2) year periods.
2.			The current countertops/cabinets are falling off the walls and we are seeing water damage. What dollar figure would the State be willing to contribute to make the necessary remodel changes? To clarify, these would be capital expenses that would remain with the building/landlord upon termination of the agreement. These items would include countertops, cabinetry, potential plumbing/electrical requirements, ext...	<p>Bidders should provide a response that best meets the requirements of the RFP detailing any bidder and/or State desired requirements.</p> <p>Refer to Section V.B.2.e and V.B.2.f</p> <p>e. Additions, alterations or improvements to the State owned property, including, but not limited to the installation of fixtures, appliances, or equipment or the painting or changing of the premises in any way must have prior authorization by the Agency Contract Manager.</p> <p>f. Cost of any additions, alterations or improvements including, but not limited to the installation of fixtures, appliances, or equipment or the painting or changing of the premises in any way shall be borne</p>

				by the Contractor unless otherwise agreed upon between the parties. All additions, alterations and improvements authorized by the State and made by Contractor shall become the property of the State upon the expiration or termination of the contract. The State may require the contractor to remove any such additions, alterations or improvements at Contractor's expense, at the end of the contract term or any termination of the contract.
3.			3) According to page 2 under schedule of events, proposals will only be accepted from companies/firms that attended the 2pm meeting on October 15th. Will you confirm the only eligible company with the ability to bid the project is [REDACTED]?	The intention of the State was for a mandatory pre-proposal conference, however per Section I.E. Pre-Proposal Attendance at the pre-proposal conference is optional. The State will not be revising the RFP and all proposals will be taken into consideration.
4.			We continually have receive requests for tables and chairs. NSOB employees would like a place to sit during their breaks, have coffee with a friend or co-worker, or conduct an interview. Would you be willing to allow two-four tables across the hall to accommodate this request? We would be willing to purchase the [REDACTED] quality standard to maintain the high end desired look [REDACTED] would require.	The bidder should outline this request within the RFP response. Bidder may provide alternative options within the response. Bidder should refer to Section V.B.2.e and V.B.2.f e. Additions, alterations or improvements to the State owned property, including, but not limited to the installation of fixtures, appliances, or equipment or the painting or changing of the premises in any way must have prior authorization by the Agency Contract Manager. f. Cost of any additions, alterations or improvements including, but not limited to the installation of fixtures, appliances, or equipment or the painting or changing of the premises in any way shall be borne by the Contractor unless otherwise agreed upon between the parties. All additions, alterations and

				improvements authorized by the State and made by Contractor shall become the property of the State upon the expiration or termination of the contract. The State may require the contractor to remove any such additions, alterations or improvements at Contractor's expense, at the end of the contract term or any termination of the contract.
5.			The current contract expires October 31st, 2019. There will be some very upset NSOB employees if there is a gap in service. This [REDACTED] has become a staple in the morning routine of hundreds of NSOB employees. How do you propose we handle construction of the required bar area and assure there isn't a lapse in service?	This question does not pertain to this RFP.
6.			What options would we have for signage outside of the building and on the opposite side of the hall where the [REDACTED] is currently located? We saw minimum wage increase 24% since we began this contract, costs have increased, and we rely almost 100% on the employees. It would be helpful to be able to pull in folks outside of the everyday NSOB workforce to be able to grow sales.	At this time the State will not allow the Awarded Contractor outside signage/advertisement. Bidder should refer to Section V.B.2.g and V.B.2.h g. Permanent signs, promotional posters, banners, temporary decorations, lettering or advertising or similar materials within the facility must have prior approval by the Agency Contract Manager. h. Maintain approved signs, posters, banners, in good condition and repair at all times. All signs and signage will be at Contractor's expense.
7.			We would like to celebrate the renewal of the contract and provide specials for the NSOB employees. Are we limited in what we are able to do in terms of discounts or a fund raising event similar to what [REDACTED] does for all other Grand Opening events?	This would be at the discretion of the Awarded Contractor.
8.			During the winter months our staff wear gloves because it gets to cold behind	Bidders should provide a response that best meets the requirements of

			the bar and the summer is extremely hot. Are we able to add an additional vent to allow for better working conditions for the staff?	the RFP detailing any bidder and/or State desired requirements.
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This addendum will become part of the RFP and should be acknowledged with the Request for Proposal response.