



**OHIO TURNPIKE AND  
INFRASTRUCTURE COMMISSION**

**ADDENDUM NO. 4  
ISSUED FEBRUARY 15, 2022**

to

**RFP NO. 24-2021  
FOR FOOD AND RETAIL CONCESSIONS OPERATIONS AT THE  
GREAT LAKES AND TOWPATH SERVICE PLAZAS UNIT 4 ONLY**

**PROPOSAL DUE DATE: 5:00 P.M. (EASTERN TIME), MARCH 4, 2022**

**ATTENTION OF RESPONDENTS IS DIRECTED TO:**

**ANSWERS TO QUESTIONS RECEIVED THROUGH 8:00 AM ON FEBRUARY 15, 2022**

**ADDITIONAL RESPONSES TO QUESTION NOS. 3-5 IN ADDENDUM NO. 2**

Issued by the Ohio Turnpike and Infrastructure Commission through Aimee W. Lane, Esq, Director of Contracts Administration.

*Aimee W. Lane*

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Aimee W. Lane, Esq.,  
Director of Contracts Administration

February 15, 2022  
Date

**ANSWERS TO QUESTIONS RECEIVED THROUGH 8:00 A.M. ON FEBRUARY 15, 2022:**

**Q#3 Will all the existing millwork, cash wrap and coolers remain in the C-store ?**

*A#3 Yes, the existing millwork, cash wrap (meaning the cash register station), and built-in coolers will remain in the C-store. Some of the freestanding reach-in coolers belong to vendors like Coca-Cola, ice cream vendor, etc. and would be returned to them. A few merchandise displays belong to vendors as well.*

**Q#4 May we have a list of all and all items to remain in the foodservice venues and storage areas?**

*A#4 For the Gloria Jeans and Red Burrito spaces, the existing equipment package, millwork, exhaust hoods, etc. can be left in place. If equipment package is not wanted, the Operator can liquidate.*

*For the Hardee's spaces, everything could remain except for the following:*

- Operator owned items: char broilers, 3 vat fryers, flat grills, chicken breading stations, Prince Castle holding bins, refrigerated biscuit tables, Bunn hot water dispensers, digital menu boards, a couple Sharp twin touch microwaves, 2 new ½ size reach-ins, 1 full height single wide Hoshizaki reach-in, majority of the smallwares, POS system, IT network equipment, and 1 AMSEC safe.*
- Leased items that need to be returned: Coca-Cola drink system, bulk CO2 tanks (this is not a complete and would need to be verified)*

*For the storage areas, the wire racking and anything not on the list above or belonging to a vendor can remain.*

**Q#5 Will walk-in refrigeration and freezers remain in the storage areas?**

*A#5 Yes*

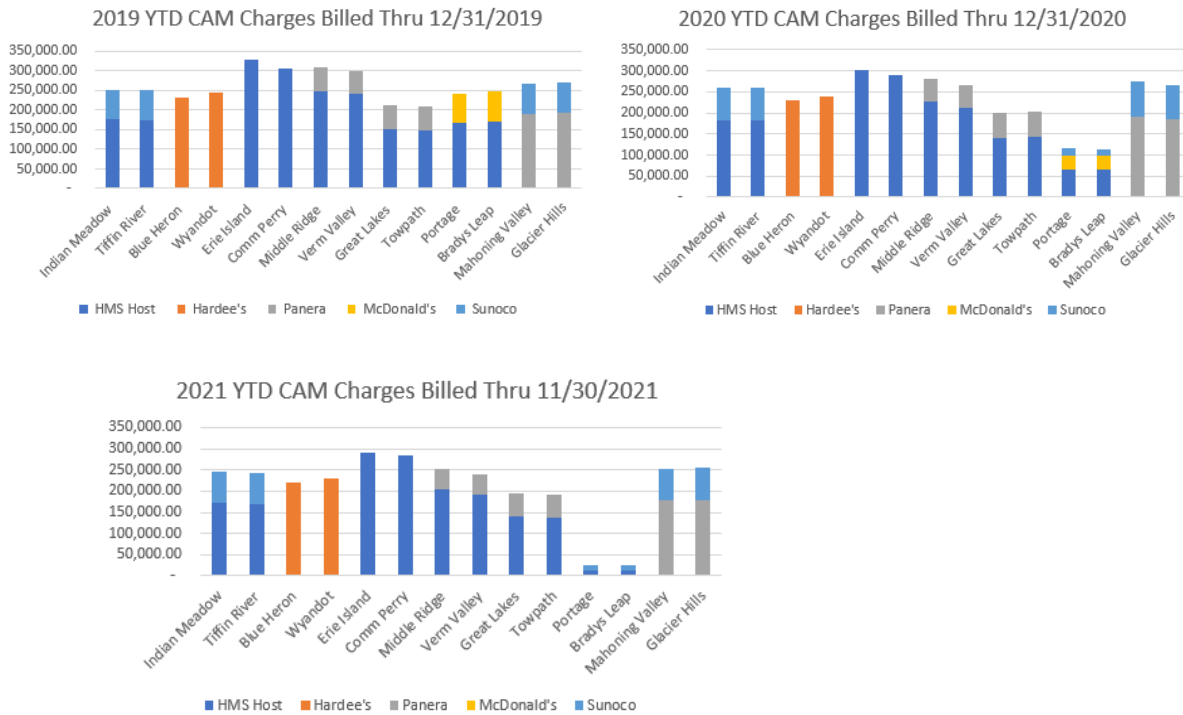
*The Commission recommends interested parties contact Hardee's Facilities Manager to make its own inquiries and determinations about these or other questions as deemed necessary or appropriate.*

*Mike Darger  
CKE Facilities  
615-814-5190  
[MDarger@CKR.com](mailto:MDarger@CKR.com)*

**Q#8 Please can the commission provide historical Common area maintenance (CAM) charges for the two service plazas Blue Heron & Wyandot? (2017 – 2021)**

A#8

Comparative Data: All Plazas



<b>Interior CAM Charges - Blue Heron and Wyandot Plazas</b>				
		<b>BH</b>	<b>WD</b>	<b>SP-3 Combined</b>
	2017	\$ 233,660	\$ 244,871	\$ 478,531
	2018	\$ 233,195	\$ 242,943	\$ 476,138
	2019	\$ 231,366	\$ 245,037	\$ 476,403
	2020	\$ 210,962	\$ 220,264	\$ 431,226
	2021	\$ 219,382	\$ 229,334	\$ 448,716
		*2021 CAM is for Jan - Nov only		

**Q#9 Please can the commission provide confirmation that the RFP is for all F&B units on the Blue Heron & Wyandot Service plazas? The RFP states “Unit 1” only so it is unclear. We would like clarification on the breakdown of the 4359 square feet across the current units?**

*A#9 Unit 1 encompasses all Food and Retail Unit Space within the plazas. The Proposal is solicited for the operation by one (1) Operator of one (1) pair of Service Plazas on the Ohio Turnpike. Both Service Plazas have one (1) Main 4,359 Sq. Ft. Operating Unit that can be divided into Sub-units by the Selected Operator. The Selected Operator will be required, throughout the term of the Agreement and any extensions thereof, to operate the entire Unit, and the sum of the square footage of all Sub-units must equal the entire amount of square footage made available to the Operator with the Unit.*

*See Appendix H – Unit 1 space includes the 3,892 sq. ft. occupied by Hardees, Travelers Express and Red Burrito plus the 467 sq. ft. in the lobby currently occupied by Gloria Jeans Coffee Shop. (4359 sq. ft. total).*

**Q#10 Are any peripheral services included in the RFP? Eg. Vending machines or Video games?**

*A#10 Vended services including food and beverages, laundry, video and arcade games, and penny presses are provided under separate agreements. The Commission is also pursuing Automated Retail Vending Services in select locations where 24-hour retail services are not available.*

*The Selected Operator is encouraged to participate in competitive bidding for future opportunities in other business lines including, but not limited to, vending, grounds, janitorial services, kiosks, other.*

**END OF ADDENDUM NO. 4**