

# REQUEST FOR PROPOSALS CITY OF SHEBOYGAN



## BEER GARDEN CONCESSION KIWANIS PARK AREA #8

REQUEST FOR PROPOSALS # 2076-25

**Due Date: May 15, 2025**

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Attachment: Terms and conditions

## NOTICE TO PROPOSERS

### Summary

The City of Sheboygan ("City") is soliciting Proposals from qualified vendors for establishment and operation of a Beer Garden Concession at Kiwanis Park in the City of Sheboygan. Vendors submitting Proposals ("Proposers") are required to read this Request for Proposals ("RFP") in its entirety and follow the instructions contained herein.

### Important Dates

Deliver Proposals no later than the due time and date indicated below. The City will reject late Proposals:

Issue Date: April 14, 2025  
**Questions Due: May 9, 2025**  
**Proposals Due: 1:00 pm on Thursday May 15, 2025**

#### 1.1 Format

Submit Technical and Financial Proposals in one package

Electronic proposal in a PDF format

The city will not consider illegible Proposals.

Elaborate proposals (i.e., expensive artwork) beyond that sufficient to present a complete and effective proposal, are not necessary or desired.

#### 1.2 Labeling (Subject Line of E-Mail)

Request for Proposals # 2076-25 : Kiwanis Park Beer Garden Concession

#### 1.3 Delivery of Proposals

Via email: [Bernard.rammer@sheboyganwi.gov](mailto:Bernard.rammer@sheboyganwi.gov)

Proposals must be delivered as instructed. Deliveries to other City departments and/or locations may result in disqualification.

#### 1.4 Appendix A: Standard Terms & Conditions

Proposers are responsible for reviewing this attachment prior to submission of their Proposals. City of Sheboygan Standard Terms and Conditions are the minimum requirements for the submission of Proposals.

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#### 1.5 Multiple Proposals

Multiple Proposals (Alternates) from Proposers are permitted; however, each must fully conform to the requirements for submission. Proposers must sequentially label (e.g., Proposal #1, Proposal #2) and separately package each Proposal. Proposers may submit alternate pricing schemes without having to submit multiple Proposals.

## 1.6 City of Sheboygan Contact Information

The City of Sheboygan Purchasing Agent:  
Bernard Rammer  
828 Center Avenue, Suite 110  
Sheboygan WI 53081  
(920)459-3469  
Bernard.rammer@sheboyganwi.gov

The city employs spam filtering that occasionally blocks legitimate emails, holding them in ‘quarantine’. The contact listed in this RFP will acknowledge all emails received. Proposers not receiving acknowledgement within twenty-four hours shall follow-up via phone with specific information identifying the originating email address for message recovery.

## 1.7 Inquiries, Clarifications, and Exceptions

Proposers are to raise any questions they have about the RFP document without delay. Direct all questions, ***in writing***, to the Purchasing Agent via U.S Mail or electronic mail.

Proposers finding any significant ambiguity, error, conflict, discrepancy, omission, or other deficiency in this RFP document shall immediately notify the City and request clarification. In the event that it is necessary to provide additional clarification or revision to the RFP, the city will send addenda to all bidders of record– see 1.11 below.

Proposals should be as responsive as possible to the provisions stated herein. A prospective vendor may take “exception” to bid terms, conditions, specifications and dates stated within the bid package. Finally, the City of Sheboygan reserves the right to disqualify any and all bids submitted which include exceptions, if deemed not to be in the City’s best interests.

## 1.8 Addenda

In the event that it is necessary to provide additional clarification or revision to the RFP, the City will issue addenda to all bidders of record. It is the Proposers responsibility to **register their Email** address with the Purchasing Agent (Bernard.rammer@sheboyganwi.gov) in order to receive the addenda. Proposers must acknowledge the receipt of any addenda on Form B. Failure to register or retrieve addenda and include their provisions may result in disqualification. Addenda to be distributed will include any questions received and answers to same.

## 1.8 Oral Presentations/Site Visits/Meetings

Proposers may be asked to attend meetings, make oral presentations, inspect City locations or make their facilities available for a site inspection as part of this RFP process. Such presentations, meetings or site visits will be at the Proposers expense.

## 1.9 Acceptance/Rejection of Proposals

The City reserves the right to accept or reject any or all proposals submitted, in whole or in part, and to waive any informalities or technicalities, which at the City's discretion is determined to be in the best interests of the City. Further, the City makes no representations that a contract will be awarded to any proposer responding to this request. The City expressly reserves the right to reject any and all proposals responding to this invitation without indicating any reasons for such rejection(s).

The City reserves the right to postpone due dates and openings for its own convenience and to withdraw this solicitation at any time without prior notice.

## 1.10 Withdrawal or Revision of Proposals

Proposers may, without prejudice, withdraw Proposals submitted prior to the date and time specified for

receipt of Proposals by requesting such withdrawal before the due time and date of the submission of Proposals. After the due date of submission of Proposals, no Proposals may be withdrawn for a period of 90 days or as otherwise specified or provided by law. Proposers may modify their Proposals at any time prior to opening of Proposals.

#### 1.11 Non-Material and Material Variances

The City reserves the right to waive or permit cure of nonmaterial variances in the Proposal. If, in the judgment of the City, it is in the City's best interest to do so. The determination of materiality is in the sole discretion of the City.

#### 1.12 Public Records

Proposers are hereby notified that all information submitted in response to this RFP may be made available for public inspection according to the Public Records Law of the State of Wisconsin or other applicable public record laws. Information qualifying as a "trade secret" as defined in State of Wisconsin Statutes and identified as same by the Proposer may be held confidential.

Proposers shall seal separately and clearly identify all information they deem to be "trade secrets," as defined in the State of Wisconsin Statutes. Do not duplicate or co-mingle information, deemed confidential and sealed, elsewhere in your response.

##### S. 19.36(5)

(5) TRADE SECRETS. An authority may withhold access to any record or portion of a record containing information qualifying as a trade secret as defined in s. 134.90(1)(c). s. 134.90(1)(c) (c) "Trade secret" means information, including a formula, pattern, compilation, program, device, method, technique or process to which all of the following apply:

1. The information derives independent economic value, actual or potential, from not being generally known to, and not being readily ascertainable by proper means by, other persons who can obtain economic value from its disclosure or use.
2. The information is the subject of efforts to maintain its secrecy that are reasonable under the circumstances.

The City cannot ensure that information will not be subject to release if a request is made under applicable public records laws. The City cannot consider the following confidential: a bid in its entirety, price bid information, or the entire contents of any resulting contract. The City will not provide advance notice to Proposers prior to release of any requested record.

To the extent permitted by such laws, it is the intention of the City to withhold the contents of Proposals from public view until such times as competitive or bargaining reasons no longer require non-disclosure, in the City's opinion. At that time, all Proposals will be available for review in accordance with such laws.

#### 1.13 Tax Exempt

The City of Sheboygan, a municipality is exempt from payment of federal excise taxes and State of Wisconsin taxes per Wisconsin statute 77.54(9a). Federal Tax ID #39-6005599. A completed Wisconsin Department of Revenue Form S-211 (R.2-00) can be furnished. Our CES number is 245770.

#### 1.14 Proposers Responsibility

Proposers shall examine this RFP and shall exercise their judgment as to the nature and scope of the work required. No plea of ignorance concerning conditions or difficulties that exist or may hereafter arise in the execution of the work under the resulting contract, as a consequence of failure to make necessary examinations and investigations, shall be accepted as an excuse for any failure or omission on the part of the Proposers to fulfill the requirements of the resulting contract.

## 2 DESCRIPTION OF SERVICES/COMMODITIES

### 2.1 Introduction

The City of Sheboygan is accepting proposals from qualified vendors for the right to operate a Beer Garden concession in Kiwanis Park. These services may include, but are not limited to; 1) Establishment and construction of a suitable outdoor concession facility 2) complete operation of the concession 3) acceptance of overall responsibility for the included facilities even while closed 4) advertisement of the concession to promote use. Successful proposers will consider how their services complement and integrate with existing park uses as well as engage a diversity of members of the community. The successful Proposer(s) shall compensate the City in return for these rights, meet the City's requirements for operations and abide by the City's terms and conditions for granting these rights, set forth in this solicitation and also in the resulting agreement, if issued.

### 2.2 Goals

The goal of signing an agreement with an outside vendor(s) and conveying the rights to provide these services is to serve the public interest of Park patrons by offering seasonal services and enhance the safety and ambience of these parks by maintaining a business in an under- utilized area of the park.

Additionally, the City is interested in potential revenues it may realize from the relationship while enhancing usage of an under-utilized area of Kiwanis Park.

### 2.3 Term

The agreement, if issued, shall commence in the spring/early Summer of 2025 and end in the Fall of 2027. Upon mutual agreement the City and selected vendor(s) may extend the agreement for up to two additional one-year periods (i.e. 2028 & 2029). The City reserves the right to negotiate an alternate term. The terms and conditions of this RFP cover the initial and all subsequent agreement periods granted.

### 2.4 Locations/Background Information

The solicitation includes rights for Area # 8, Kiwanis Park, Kiwanis Park Drive, Sheboygan WI. Parking for patrons is currently available along Kiwanis Park Drive. Area # 8 is a well shaded, level area of the park adjacent to a stretch of the Sheboygan River. Nearby park amenities include The Kiwanis Park Fieldhouse, A public boat/kayak launch, a new skateboard park and several ball diamonds and soccer field, and plenty of green space. Additionally, new for 2025 are (6) Pickleball Courts and a fenced dog park.

### 2.5 Amenities

Use of the following amenities shall be available to the Permittee(s):

**Area 8 Main shelter** including bathrooms and drinking fountain, electrical outlets and water connections.. Water connections will be turned on from approximately May 1st to October 30th each season.

The **Concession Stand** is situated to the South of the Main Shelter. In addition, there is a large graveled space area to the east of both the Main Shelter and the concession stand. This area borders the Sheboygan River. This is where the tables and chairs provided by the concessionaire would be situated. Finally, there is a large open-air pavilion to the South of the premise commonly referred to as the **Jaycee Pavilion**.

#### **Jaycee Pavilion**

The Operator will retain exclusive use of the Jaycee Pavilion during the life of the agreement. The Operator will have the right to rent the pavilion during the life of the contract. The Operator may choose to use the pavilion for the beer garden during inclement weather.

### 2.6 No Real Estate

It is expressly understood and agreed that this Agreement is not a lease or a conveyance of Real Estate, but merely a granting to Permittee the right to conduct certain activities and provide

certain services on City property for the benefit and convenience of the public.

## 2.7 Requirements for Operations

### 1. Equipment

Provide and maintain in good order all furnishings and equipment required to adequately establish and operate a *Beer Garden* including lighting, perimeter fencing, tables, chairs, benches, service counters, landscape materials, refrigeration, food preparation equipment, food storage equipment, beer dispensing equipment as well as trash receptacles, sound systems and signage. Also, to be provided will be cleaning equipment, tools and fixtures. Under no circumstance will any City owned furnishings and equipment be used for the purposes of the concession without the express consent of the City.

### 2. Concessions

Provide food and beverage concessions Permittee must abide by all City laws. The City must approve all concessions, prior to sale. Permittee shall provide to the City by March First of each annual period granted a specific list of concessions. The City will review the annual list and reserves the right to disapprove any concessions. Permittee may not expand or change Concessions without prior City review and approval. All concessions for sale shall be individually listed on an inventory and filed with the City, prior to sale.

## 2.8 Pets

Well behaved dogs, on leashes are welcome in the area of the beer garden.

## 2.9 Hours of Operations

Maintain hours of operations that are constant with park hours and predetermined open/closed times. Permittee shall open for the season no later than June 1st and close no earlier than October 1<sup>st</sup>. Permittee may begin to move in equipment and set up for the season earlier with permission from the City.

The Concession shall be open for business not less than 3 days in any given week with the possible exception of the poor weather conditions.

The concession shall be open for business a minimum of 8 hours per day but is negotiable.

Hours of operation will be clearly posted and will fall between 10:00 AM and 10:00 PM daily.

The Concessionaire should include a description of his/her proposed hours of operation within the proposal document.

## 2.10 Appearance

Permittee's employees must display professional appearance, wear name tags at all times identifying them as an employee of the Permittee.

## 2.11 Storage

Permittees that are granted successive terms may store equipment, between terms, under cover of the open area of the Jaycee Pavillion. Permittee may not store equipment outside of buildings during this time. All storage of materials shall be at the sole risk of the concessionaire. The Parks Superintendent or his designee shall determine acceptable storage of materials.

## 2.12 Maintenance

Permittee is responsible for cleanliness and cleaning supplies for the facilities including storage rooms, the main shelter, the concession stand, grounds around the building, and restrooms. Permittee shall be solely responsible keeping the grounds immediately adjacent to the facility(s) picked up of paper and debris.

Permittee shall be responsible for opening, closing and cleaning daily the restrooms included under this offering. Permittee is responsible for stocking bathroom supplies including toilet paper, hand soap and paper towels. Permittee is responsible for maintaining the landscaping around the area designated to include weeding, mulching and basic pruning and without the use of pesticides. The permittee will work with the Parks Superintendent to establish boundaries for lawn maintenance.

Custodial services are provided by the successful proposer and chemicals, trash-liners, soap and paper used are supplied by the Concessionaire

#### 2.13 Capital Improvement

Permittee and City shall discuss, at least annually, the merits of improving the premises to which the Permittee has access under this agreement. Upon mutual consent the City and Permittee *may* enter into an agreement to share the costs of improvements required or desired to maintain the functionality of the premises or improve the marketability of services provided from the premises. The City and Permittee shall negotiate cost sharing. Considerations may include, but are not limited to; the cost of the improvement, life of the improvement, percentage of premises occupied by Permittee, number of months annually occupied by Permittee, and the schedule of reimbursement to City by Permittee for its agreed-upon share of improvement.

Permittee may not make permanent modifications to the premises covered in this agreement without the City's express and written approval. The City reserves the right to modify, repair or improve the premises at its discretion, without approval of Permittee, so long as it is done at the City's expense.

#### 2.14 Advertisement

Advertisements must be approved by the City in advance. Permittee shall not use park logo, taglines, mission/vision or reference the City without prior approval. The Parks Division and the City of Sheboygan Building Inspection Department shall approve signs and banners, including menu boards. It is understood that in the operation and conduct of this agreement, City does not grant Permittee the right to sell or distribute any goods or services provided by City, nor does City grant Permittee the right to use a City trade name, trademark, logotype, advertising, or other commercial symbol.

#### 2.15 Subcontracting

Permittee shall not assign or subcontract any portion of this agreement. Furthermore, Permittee is not allowed to rent facilities to any third Party.

#### 2.16 Insurance

Keep insurance with indemnification for the City as required per Appendix A: Standard Terms and Conditions.

#### 2.17 Damage

The Permittee will immediately report any damage caused to the City's property and shall be held responsible for the restitution of any said damage whether the damage is caused by the permittee, permittees customers or an outside person. The Permittee shall not be responsible for damage from City's mechanical malfunctions, broken water lines, or acts of nature unless actions by the permittee have directly or indirectly caused the malfunction.

The Permittee shall be wholly responsible for all areas under his or her control during the entire term of the agreement. Responsibility shall be 24 hours per day, 7 days per week.

#### 2.18 Deposit

A damage deposit in the amount of \$3,000 for each annual season is required, which Permittee must pay prior to occupying the location. At the conclusion of each season and after inspection the City will refund the damage deposit less any assessed damage. In cases where damage is



greater than \$3,000 the City shall keep the entire annual damage deposit and Permittee shall pay to the City the difference between the damage and deposit, within 30 days of notice by the City.

#### 2.19 Surrender of Building

Not later than three (3) days after the date of termination of this Agreement, Permittee agrees to vacate and surrender the portions of the premises allocated to it for the operation of this Agreement, remove personal property there from, and deliver possession of the same to City, in as good condition as the premises were in at the commencement of the Agreement with the exception of unavoidable wear through careful use and damage by fire or other casualty beyond the control of Permittee. All equipment and other property of City (if any) on the premises shall remain the property of the City after the termination of this Agreement. An inventory of City property and equipment (if any) will be performed before release.

#### 2.20 Facility Access

The Parks Division will provide access to; 1) concession stand 2) restrooms Note the facilities covered in this solicitation are not all accessible by vehicle. Permittee must provide access to premises 24/7 for Parks staff.

#### 2.21 Taxes and Expenses

Permittee is responsible for and shall pay all taxes and expenses pertaining to their business. Permittee agrees to timely pay all taxes, assessments, or other public charges levied or assessed by lawful the personal property of Permittee on the premises during the term of the agreement. Permittee shall pay an allowance for utilities for the spaces they occupy with the amount to be determined.

The proposal should include information related to how the permittee/concessionaire intends to handle fixed expenses such as trash collection and disposal, utility expenses, maintenance and upkeep, lawn maintenance within the boundaries of the permit property etc.

#### 2.22 Auditing/Records

Permittee shall retain and make available to the City: 1) statements of profit and loss, 2) operating statistics, pricing for concessions or 4) any documents of a similar nature pertaining to the Permittee's operations on City property.

#### 2.23 Evaluation of Proposals

All proposals received will be reviewed by a cross-functional team comprised of City Staff and scored utilizing the following criteria. The proposal receiving the highest overall score will be selected and invited to participate in final contract negotiations.

Evaluation Criteria	Maximum Points
Please evaluate the proposal and award points based upon the demonstrated experience in the successful operation of a Beer Garden or similar concession	30
Please evaluate the proposal on the overall ability of the proposer to establish and open a beer garden in Kiwanis Park in the Summer of 2025	15
Please evaluate the proposal and award points as to the proposer's ability to secure all necessary permits and licensing required for the operation of the beer garden	15
Please evaluate the proposal and award points based upon the proposers demonstrated creativity to both sustain and enhance a beer garden in Kiwanis park in the future.	15
Please evaluate the proposal and award points based upon demonstrated willingness and ability of the proposer to, if selected, follow through to execution of an agreement.	10
Please score the proposal and award points based upon the Financial benefit to the City.	15
<b>TOTAL POSSIBLE POINTS</b>	<b>100</b>

### 3.0 REQUIRED CONTENT OF PROPOSALS

#### 3.1 [Section 1 – General Information, Signatures, and Required Guarantees and Certifications](#)

- A. [Form A](#) – Signature Affidavit
- B. [Form B](#) – Receipt Forms and Submittal Checklist
- C. [Form C](#) – Concessionaire Profile Information

#### 3.2 [Section 2 – References, Performance, Litigations](#)

- A. List any and all contracts or agreements your firm has currently with the City of Sheboygan
- B. Provide a list of governmental organizations/municipalities and/or clients with whom your firm has done similar business and/or has had similar contracts in size and scope within the last 5 years. Be specific and include the information in [RFP Form E](#).
- C. Disclosure of Contract Failures, Litigations

Disclose any alleged significant prior or ongoing contract failures, contract breaches, any civil or criminal litigation or investigation pending which involves the consultant or in which the consultant has been judged guilty of liable or which may affect the performance of the services to be rendered herein, in which the Firm, any of its employees, subcontractors, or sub consultants is or has been involved in within the last three (3) years.

#### 3.3 [Section 3 – Background Information](#)

Responses must be in the same sequence as listed and must be identified with the corresponding question number. i.e., Question 1, Question 2, etc.

##### 3.3.1 [Qualifications Overview / General Company Information](#)

Provide a brief overview of the general background and services provided by your firm, including size of organization, description of organization structure, number of years in business and experience in serving governmental entities. Demonstrate the firm's capability and evidence of your experience providing services equal to or greater in scope than those requested in this RFP.

##### 3.3.2 [Organization Management Approach](#)

Describe the approach to organization management and the responsibilities of the management and staff personnel, if applicable, who will perform work on the contract; describe method employed to ensure prompt service, customer satisfaction, prompt compliant resolution, effective employee performance and training, and timely initiation and completion of all work. Please provide a resume (1-page limit) for each of the key personnel described.

#### 3.4 [Section 4 – Technical Questionnaire](#)

Responses must be in the same sequence as listed and must be identified with the corresponding question number. i.e., Question 1, Question 2, etc.

##### 3.4.1 Please provide a brief overview (four pages maximum) of how the Proposer plans on meeting the requirements of this RFP, including, but not limited to:

- Staffing Considerations
- Equipment Availability
- Licensing and Certifications
- Food and Beverage offerings
- Ideas to Attract and retain customers

- Ideas to sustain and grow the concession

### 3.5 [Section 5 – Financial Proposal](#)

Please provide a detailed explanation of the Finances included in your proposal. At a minimum please provide an explanation of the following:

- How will day to day ancillary costs such as trash collection/disposal, utility expenses Be addressed?
- Provide an explanation as to your proposed payment to the City of Sheboygan for the use of the park facilities for each of the initial three years of the contract.
- How will the payments be structured?
- Is there an opportunity for a base payment plus a percentage of sales?
- Provide an explanation of planned Capital Improvements to the site should your concern be awarded the contract.



## Form A: Signature Affidavit

**RFP #: 2076-25 Beer Garden**

*This form must be returned with your response.*

In signing Proposals, we certify that we have not, either directly or indirectly, entered into any agreement or participated in any collusion or otherwise take any action in restraint of free competition; that no attempt has been made to induce any other person or firm to submit or not to submit Proposals, that Proposals have been independently arrived at, without collusion with any other Proposers, competitor or potential competitor; that Proposals have not been knowingly disclosed prior to the opening of Proposals to any other Proposers or competitor; that the above statement is accurate under penalty of perjury.

The undersigned, submitting this Proposals, hereby agrees with all the terms, conditions, and specifications required by the City in this Request for Proposals, declares that the attached Proposals and pricing are in conformity therewith, and attests to the truthfulness of all submissions in response to this solicitation.

Proposers shall provide the information requested below. Include the legal name of the Proposers and signature of the person(s) legally authorized to bind the Proposers to a contract.

\_\_\_\_\_  
COMPANY NAME

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
DATE

\_\_\_\_\_  
PRINT NAME OF PERSON SIGNING



## Form B: Receipt of Forms and Submittal Checklist

**RFP #: 2076-25 Beer Garden Concession**

*This form must be returned with your response.*

Proposers hereby acknowledge the receipt and/or submittal of the following forms:

Forms	Initial to Acknowledge SUBMITTAL	Initial to Acknowledge RECEIPT
Form A: Signature Affidavit		
Form B: Receipt of Forms and Submittal Checklist		
Form C: Vendor Profile		
Form D: References		
Appendix A: Standard Terms & Conditions		
Addendum #		
Addendum #		

VENDOR NAME

COMPANY NAME



## Form C: Vendor Profile

**RFP #: 2076-25 Beer Garden**

### COMPANY INFORMATION

*This form must be returned with your response.*

COMPANY NAME (Make sure to use your complete, legal company name.)			
FEIN		(If FEIN is not applicable, SSN collected upon award)	
CONTACT NAME (Able to answer questions about proposal.)		TITLE	
TELEPHONE NUMBER		FAX NUMBER	
EMAIL			
ADDRESS	CITY	STATE	ZIP

### ORDERS/BILLING CONTACT

Address where City purchase orders/contracts are to be mailed and person the department contacts concerning orders and billing.

CONTACT NAME		TITLE	
TELEPHONE NUMBER		FAX NUMBER	
EMAIL			
ADDRESS	CITY	STATE	ZIP



## Form D: References

**RFP #: 2076-25 Beer Garden Concession**

*This form must be returned with your response.*

REFERENCE #1 – CLIENT INFORMATION			
COMPANY NAME	CONTACT NAME		
ADDRESS	CITY	STATE	ZIP
TELEPHONE NUMBER	FAX NUMBER		
EMAIL			
CONTRACT PERIOD	YEAR COMPLETED		
DESCRIPTION OF THE CONCESSION			

REFERENCE #2 – CLIENT INFORMATION			
COMPANY NAME	CONTACT NAME		
ADDRESS	CITY	STATE	ZIP
TELEPHONE NUMBER	FAX NUMBER		
EMAIL			
CONTRACT PERIOD	YEAR COMPLETED		
DESCRIPTION OF THE CONCESSION			

REFERENCE #3 – CLIENT INFORMATION			
COMPANY NAME	CONTACT NAME		
ADDRESS	CITY	STATE	ZIP
TELEPHONE NUMBER	FAX NUMBER		
EMAIL			
CONTRACT PERIOD	YEAR COMPLETED		
DESCRIPTION OF THE CONCESSION			

COMPANY NAME



## APPENDIX A Facilities

Area # 8 of Kiwanis Park is a level, spacious and somewhat under-utilized site featuring many amenities that are felt to be attractive to a concern interested in establishing an outdoor Beer Garden Concession. Sitting just south of the bend of Kiwanis Park Drive, Area 8 is served by wide, paved promenades and considerable frontage along the Sheboygan River. The site is easily accessible for all persons. Kiwanis Park Drive features parking along both sides however there are no “designated” ADA parking spaces. All areas of Area # 8 are considered to be ADA Accessible



View of Area # 8 looking east/southeast from the curb line of Kiwanis Park Drive

### Main Shelter

The Main Shelter is a stone and wood structure that includes men's and ladies bath rooms, a small storage/utility area and a large lighted area under roof with open sides. Additional features include hot and cold running water and electrical power. The main shelter is level with the grade on the north and elevated on the south making it easily accessible while providing an “overlook” to the South. The open area under roof may be attractive to the concessionaire to allow for operations during light rainfall. There is also a large paved patio area on the South end surrounded by steel railings.





View of Main shelter looking Northwest from paved promenade



View of Main shelter looking North/Northeast from paved promenade





View of Main Shelter canopied area looking south/southwest

### Large Graveled Space

Available for use by the Concessionaire is a large shaded/semi shaded graveled between the Main Shelter and the stout wood fence along the banks of the Sheboygan River. This area is thought to be very attractive for use as the main “garden” area of the beer garden concession. The site is flat and drains well and is currently graveled.

The rustic wood fence along the river creates a natural barrier without compromising river views and offers a nice mix of sun and shade during the mid-day hours. (Furnishings shown are not provided by the City)





View of large open greenspace to the East of the Main shelter taken from just south of the concession stand. Much of this area is now set up with well-draining Gravel and a decorative fence (See Below)



Alternate View of green Space from the south looking due north. Main shelter can be seen in upper left.



## CONCESSION STAND

Situated to south of the main shelter and east of the large green space is the concession stand. The stand features several service windows and is thought to be a good fit for the concessionaire for the sale of food as well as beverages. The Previous Concessionaire made several upgrades and improvements to this structure including additional electrical capacity to power a refrigerated trailer. Painting, decorating, upgraded security, service counter upgrades etc,



View of the concession stand from just off the patio. Grills have been removed



View of the concession stand from along the fence bordering the river in the open green space. This area now features a large area with pea gravel and is surrounded by a small decorative fence (see Below)



## Jaycee Pavilion

The large Jaycee Pavilion to the South of the concession stand is also being offered for use by the concessionaire at this time. The pavilion may be incorporated into the concessionaires' initial plans for use or can be used on a more intermittent basis for special events etc. Control over the structure as well as responsibility for its use will be the sole responsibility of the Concessionaire. Furnishings are not provided by City.





: Graveled and Fenced Seating Area immediately east of Concession Stand





Graveled and fenced seating area immediately east of concession stand

