

Department of Parks, Recreation
& Conservation

ID 17432

February 22, 2011

TO: Board of Acquisition and Contract

FROM: Kathleen M. O'Connor
Commissioner, Department of Parks, Recreation and Conservation

RE: Authority to enter into a the license agreement with Shalexon Corporation d/b/a Hutch 25 Bar and Grill, 222 East Main Street, Mount Kisco, New York, 10549 for the food and refreshment concession at Maple Moor Golf Course for the period of March 10, 2011 through December 31, 2015 with the sole option of the County to extend the agreement for a period of five years

Authority is requested to enter into a license agreement with Shalexon Corporation d/b/a Hutch 25 Bar and Grill, ("Shalexon"), 222 East Main Street, Mount Kisco, New York, 10549, for the food and refreshment concession at Maple Moor Golf Course for the period of March 10, 2011 through December 31, 2015, with the sole option of the County to extend the agreement for a period of five years for a license fee to be negotiated.

Although licenses are exempt from the County's Procurement Policy pursuant to section 3(b) therein, two Requests for Proposals were developed. In response to the first RFP, two proposals were received and both respondents were interviewed and both proposals were rejected. Notification of the second RFP was sent to more than 75 individuals and organizations. The RFP was also advertised in the Journal News and on the Westchester County and Westchester County Department of Parks, Recreation and Conservation websites.

In response to the second RFP, a total of three proposals were received. One proposer subsequently asked to withdraw his proposal from consideration and another was received after the deadline for proposals. The remaining proposal was from Shalexon Corporation d/b/a Hutch 25 Bar and Grill which met all of the requirements of the RFP.

For the privilege of operating this concession, Shalexon will pay the following license fees:

March 10, 2011 – December 31, 2011	\$22,000
January 1, 2012 – December 31, 2012	\$22,000
January 1, 2013 – December 31, 2013	\$22,000
January 1, 2014 – December 31, 2014	\$22,000
January 1, 2015 – December 31, 2015	\$22,000

In addition to the above license fees Shalexon shall also complete the improvements on the attached schedule with an estimated value of \$80,450.

The goal of this agreement is to provide revenue for the County and food and refreshment services for golfers. The objective of this agreement will be tracked and monitored by observations and interactions with staff and site visits.

This agreement is exempt from the Westchester County procurement policy pursuant to Section 3(b), thereof.

Accordingly, approval of the attached resolution by your Honorable Board is most respectfully requested.

APPROVED BOARD OF ACQUISITION & CONTRACT - 3-10-2011 - JOMARY VIEIRA, SECRETARY

RESOLUTION

Upon a communication from the Commissioner of Parks, Recreation and Conservation, be it hereby

RESOLVED, that the County of Westchester is hereby authorized to enter into a license agreement with Shalexon Corporation d/b/a Hutch 25 Bar and Grill, ("Shalexon"), 222 East Main Street, Mount Kisco, New York, 10549 for the operation of the food and refreshment concession at Maple Moor Golf Course, White Plains, New York for the period of March 10, 2011 through December 31, 2015; and be it further

RESOLVED, that at the sole option of the County, the agreement may be extended for the period of January 1, 2016 through December 31, 2020 at a license fee to be negotiated; and be it further

RESOLVED, that for the privilege of operating the food and refreshment concession, Shalexon will pay to the County the following license fees:

March 3, 2011 – December 31, 2011	\$22,000
January 1, 2012 – December 31, 2012	\$22,000
January 1, 2013 – December 31, 2013	\$22,000
January 1, 2014 – December 31, 2014	\$22,000
January 1, 2015 – December 31, 2015	\$22,000; and be it further

RESOLVED, that Shalexon will make the improvements on the attached schedule at an estimated cost of \$ 80,450; and be it further

RESOLVED, that the County Executive or his authorized designee is hereby authorized to execute all instruments necessary to implement this Resolution.

APPROVED BOARD OF ACQUISITIONS CONTRACT - 310-2011 - JOMARY VIEIRA, SECRETARY

Original Agreement \$ 110,000
 First Amendment \$
This Amendment \$
 TOTAL \$ 110,000

Agreement #

Account to be
 Charged/Credited

Fund	Dept	Major Program, Program & Phase Or Unit	Object/ Sub- Object	Trust Account	Dollars	
165	42	3100	9246		\$22,000	2011
165	42	3100	9246		\$22,000	2012
165	42	3100	9246		\$22,000	2013
165	42	3100	9246		\$22,000	2014
165	42	3100	9246		\$22,000	2015

Budget Funding Year(s) 2011-2015 Start Date 3-10-11 End Date 12-31-15
 (must match resolution)

Funding Source Tax Dollars _____
 State Aid _____
\$110,000 Federal Aid _____
 (must match resolution) Other PRC Revenue

APPROVED BOARD OF ACQUISITION & CONTRACT - 3-10-2011 - JOMARY VIEIRA, SECRETARY

SCHEDULE "A"

Schedule of Improvements

Maple Moor Course Food, Refreshment and Catering Concession

<u>Description</u>	<u>Amount</u>	<u>Completed By</u>
Demolish carpet, paneling, doors trim and cabinets and remove all material.	\$6,000	June 1, 2011
Furnish and install new 5/8" fire rated drywall over all interior walls in bar and dining area and set three coats of compound over 1 tape joint.	\$9,000	June 1, 2011
Frame new double French door entry from foyer to dining area, frame new double French doors to deck, close breezeway through dining area to bar to a finish 48" opening for extra seating.	\$3,700	June 1, 2011
Set new footing for new deck expansion of 20' from existing ending to wrap around for side bar entry, set two exterior grade galvanized steel beams to support new deck continuous, install new pressure treated decking and Rail system, install new staircase off far right corner	\$25,000	June 1, 2011
Install new bar cabinetry and coffee station, install six panel doors for kitchen entry and back doorway, install new crown molding and 4" colonial casing, install new tile in bar area and carpet throughout dining and bar area, install new surround system in bar and dining area and install custom made radiator enclosures, paint all walls and trim.	\$27,750	June 1, 2011
Install new lighting fixtures in bar area and change all high hat covers to new, install 10 new outlets to accommodate new layout, install outside lighting on deck.	<u>\$9,000</u>	June 1, 2011
Total Estimated Cost	\$80,450	