

Department of Parks, Recreation  
& Conservation

December 28, 2011

24030

TO: Board of Acquisition and Contract

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

RE: Authority to enter into a license agreement with AAO Enterprises, Inc., 642 Peekskill Hollow Road, Putnam Valley, New York 10579 for the operation of the food and refreshment concession at Mohansic Golf Course, Yorktown Heights, New York for the period January 20, 2012 through December 31, 2016

Authority is hereby requested for the County of Westchester, acting by and through the Department of Parks, Recreation and Conservation, to enter into a license agreement with AAO Enterprises, Inc., 642 Peekskill Hollow Road, Putnam Valley, New York 10579, for the operation of the food and refreshment concession at Mohansic Golf Course, Yorktown Heights, New York for the period January 20, 2012 through December 31, 2016, with the sole option of the County to extend the agreement for an additional period of five years for a license fee to be negotiated.

For the privilege of operating the food and refreshment concession, AAO Enterprises, Inc. shall pay to the County the following license fees:

<u>Period</u>	<u>License Fee</u>
January 20, 2012 through December 31, 2012	\$23,100
January 1, 2013 through December 31, 2013	\$24,100
January 1, 2014 through December 31, 2014	\$25,100
January 1, 2015 through December 31, 2015	\$26,100
January 1, 2016 through December 31, 2016	\$27,100

In addition to the above license fees, AAO Enterprises, Inc. will complete repairs to the facility at a total estimated value of \$63,200 as listed on the attached schedule. All repairs will be completed no later than December 31, 2012.

Although licenses are exempt from the County's Procurement Policy pursuant to section 3(b) therein, a Request for Proposals was developed and 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 RFP, a total of two proposals were received. One proposer subsequently asked to withdraw its proposal from consideration.

The goal of this agreement is to provide revenue for the County and services for 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 - 01/26/2012 - JOMARY VEIRA, 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 AAO Enterprises, Inc., 642 Peekskill Hollow Road, Putnam Valley, New York 10579 for the operation of the food and refreshment concession at Mohansic Golf Course, Yorktown Heights, New York for the period January 20, 2012 through December 31, 2016, with the sole option of the County to extend the agreement for an additional period of five years for a license fee to be negotiated; and be it further

**RESOLVED**, that for the privilege of operating the food and refreshment concession, AAO Enterprises, Inc. shall pay to the County the following license fees:

<u>Period</u>	<u>License Fee</u>
January 20, 2012 through December 31, 2012	\$23,100
January 1, 2013 through December 31, 2013	\$24,100
January 1, 2014 through December 31, 2014	\$25,100
January 1, 2015 through December 31, 2015	\$26,100
January 1, 2016 through December 31, 2016	\$27,100; and be it further

**RESOLVED**, that AAO Enterprises, Inc. shall complete capital improvements valued at \$63,200 listed on the attached schedule; 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.

Original Agreement       \$ 125,500  
 First Amendment       \$  
**This Amendment**       \$  
 TOTAL                   \$ 125,500

Agreement #

Account to be  
 Charged/Credited

Fund	Dept	Major Program, Program & Phase Or Unit	Object/ Sub- Object	Trust Account	Dollars	
165	42	3150	9246		\$23,100	2012
165	42	3150	9246		\$24,100	2013
165	42	3150	9246		\$25,100	2014
165	42	3150	9246		\$26,100	2015
165	42	3150	9246		\$27,100	2016

Budget Funding Year(s) 2012-2016 Start Date 1-20-12 End Date 12-31-16  
 (must match resolution)

Funding Source           Tax Dollars \_\_\_\_\_  
                                   State Aid \_\_\_\_\_  
\$125,500                 Federal Aid \_\_\_\_\_  
 (must match resolution)  
                                   Other   PRC Revenue  

APPROVED BOARD OF ACQUISITION & CONTRACT - 01/22/2012 - JOHANNY VIEIRA, SECRETARY

**Mohansic Golf Course Food and Refreshment Concession  
Schedule of Improvements**

<u>Improvement</u>	<u>Estimated Cost</u>	<u>Completion Date</u>
Furnish and install slate patio to be built on base of pressed item 4 and stone dust	\$ 18,500	12/31/12
Furnish and install knee walls with seating on base of pressed item 4 and stone dust	\$ 6,800	12/31/12
Furnish and install new outside service counter at the corner of the bar to serve golfers	\$ 3,300	12/31/12
Clean, paint and scrape exterior of restaurant	\$ 4,000	12/31/12
Clean stone walls, scrape and paint walls and ceiling in interior of restaurant	\$ 4,500	12/31/12
Remove old carpeting and install new carpeting in restaurant	\$ 3,500	12/31/12
Furnish and install knee walls inside restaurant	\$ 3,500	12/31/12
Furnish and install ceiling fans	\$ 2,500	12/31/12
Professionally steam clean kitchen	\$ 3,000	12/31/12
Clean and paint walls and ceiling in kitchen	\$ 3,200	12/31/12
Clean, paint, and repair halfway house	\$ 4,500	12/31/12
Clean and paint storage area in clubhouse	\$ 2,100	12/31/12
Furnish and install sheet rock, tape and paint ceiling in storage area in clubhouse	\$ 3,800	12/31/12
<b>Total</b>	<b>\$ 63,200</b>	