

Questions and Answers – CCD F&B RFP

- What are the dimensions and layout of the container kitchen? What equipment will be included for us to use?

Answer: Please refer to the attached document for the container kitchen layout and equipment list.

- Can you please provide the historical F&B income statement for the last three years at both Sister Cities and Dilworth?

Answer: Please see the attached sales data document.

- Can you please provide sales mix for the last three years – food/non-alcoholic beverage vs. alcohol sales – including a break-out of cafe/restaurant, net subcontractors (if applicable), and catering?

Answer: Please refer to the sales data sheet for any sales information. CCD does not have any data regarding the sales mix.

- Can you provide historical attendance and the number of events for the last three years?

Answer: CCD does not formally track attendance for any CCD events on property. Majority of the events are open to the public and do not require ticketing. CCD does not formally track attendance for rental events or activations either.

- What is the annual amount of discounted sales?

Answer: CCD and City Hall employees receive a 20% discount on all F&B locations, except Starbucks. 2024 total discounts were \$10272, and the 2025 YTD (May) discount total is \$6802.

- Please provide the current cafe/restaurant menu prices.

Answer: Please see the attached menu and pricing documents.

- Is there currently a service charge or administrative fee on catering sales? If so, what is the rate?

Answer: CCD is not aware of a fee structure for catering sales.

- How many salaried F&B employees are currently employed in both locations full-time?

Answer: According to the current partner's report, 8 full-time and 32 part-time employees are assigned to the CCD account.

- Is the hourly staff subject to a collective bargaining agreement? If so, can you provide a copy of that agreement or let us know which union they are a part of.

Answer: The Current F&B staff is not a part of any CBA.

- Who is your current non-alcoholic beverage sponsor (Coke/Pepsi)? Can you please provide a copy of the agreement or relevant terms to the food and beverage provider?

Answer: Currently, we don't have any sponsorship agreements regarding non-alcoholic beverage programs. We will work with the new partner, possibly to determine an exclusive beverage partner.

- Are there any third-party agreements that impact the F&B provider that we should know about?

Answer: CCD has a sponsorship agreement with Suntory Global Spirits until February 2026. F&B partner expected to promote brands that is a part of Suntory. CCD is currently working on finalizing a sponsorship agreement regarding beer distribution.

- What is your current POS system, and who owns said system?

Answer: The Current F&B partner has Square as the POS system, except Starbucks. Starbucks uses Oracle, which is a part of the license store arrangement through Starbucks Company. CCD does not own or operate any POS systems in any F&B locations. It will be the F&B partner's responsibility to have a POS system with robust reporting capabilities implemented as a part of the start-up.

- Are tent and infrastructure rentals for special events facilitated by CCD or the F&B Operator?

Answer: Tent rentals for special events are handled by CCD solely. F&B specific infrastructure could be a joint effort, depending on the specific needs.

- Can you please provide the last time Starbucks was upgraded by company requirements, and if that upgrade is forthcoming, is the cost the responsibility of the F&B operator?

Answer: Starbucks was redone in 2021, with most of the equipment being replaced then. Oven and the Nitro cold brew were replaced last year. The only equipment that CCD is aware of that might have to be replaced is the espresso machines, which will be done by the end of this year. CCD would pay for the replacement of this equipment.

Dilworth Park Café

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	
2023	\$ 5,787.00	\$ 4,666.00	\$ 7,447.00	\$ 14,566.00	\$ 17,542.00	\$ 17,239.00	\$ 17,006.00	\$ 8,336.00	\$ 18,394.00	\$ 17,088.00	\$ 17,752.00	\$ 36,604.00	\$ 182,427.00
2024	\$ 8,575.00	\$ 9,256.00	\$ 10,933.00	\$ 15,131.00	\$ 15,883.00	\$ 15,552.00	\$ 14,469.00	\$ 12,516.00	\$ 11,917.00	\$ 15,319.00	\$ 15,129.00	\$ 24,686.02	\$ 169,366.02
2025	\$ 7,876.00	\$ 10,158.00	\$ 17,098.00	\$ 20,161.00	\$ 16,924.00								\$ 72,217.00

Starbucks

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	
2023	\$ 26,945.00	\$ 25,297.00	\$ 28,049.00	\$ 36,025.00	\$ 41,385.00	\$ 42,050.00	\$ 42,304.00	\$ 42,205.00	\$ 42,470.00	\$ 49,002.00	\$ 54,326.00	\$ 65,789.00	\$ 495,847.00
2024	\$ 20,967.00	\$ 21,180.00	\$ 30,130.00	\$ 47,858.00	\$ 51,360.00	\$ 52,837.00	\$ 53,783.00	\$ 59,327.00	\$ 63,009.00	\$ 74,846.00	\$ 75,921.00	\$ 85,049.80	\$ 636,267.80
2025	\$ 36,508.00	\$ 30,578.00	\$ 44,701.00	\$ 52,860.00	\$ 46,243.00								\$ 210,890.00

Air Grille/Cabin

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	
2023	\$ 73,052.00	\$ 44,372.00	\$ -	\$ 14,652.00	\$ 82,240.00	\$ 100,858.00	\$ 103,510.00	\$ 113,401.00	\$ 38,467.00	\$ 65,671.00	\$ 201,234.00	\$ 480,878.00	\$ 1,318,335.00
2024	\$ 48,929.00	\$ 32,168.00	\$ 0	\$ 21,830.00	\$ 70,108.00	\$ 123,694.00	\$ 94,784.00	\$ 75,694.00	\$ 37,202.00	\$ 41,195.00	\$ 140,573.00	\$ 366,432.98	\$ 1,052,609.98
2025	\$ 53,625.00	\$ 27,416.00	\$ -	\$ 46,317.76	\$ 34,301.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 161,659.76

Sister Cities Café

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	
2023	\$ -	\$ -	\$ -	\$ 24,558.00	\$ 29,801.00	\$ 42,050.00	\$ 36,517.00	\$ 31,981.00	\$ 22,865.00	\$ 20,437.00	\$ 6,732.00	\$ -	\$ 214,941.00
2024	\$ -	\$ -		\$ 21,830.00	\$ 26,441.00	\$ 35,475.00	\$ 32,365.00	\$ 28,255.00	\$ 21,669.00	\$ 20,697.00	\$ 1,749.00	\$ -	\$ 188,481.00
2025	\$ -	\$ -	\$ 3,123.00	\$ 21,709.00	\$ 24,601.00								\$ 49,433.00

- May 2025 data includes sales up to May 25th, 2025, 6 days less sales totals compared to prior years.
- The first SIPS event is scheduled for May 28th, which is estimated to generate around **\$20K** by itself. These additional sales will be counted in Air Grille revenue.
- In 2024, total revenue through Catering was **\$105,771**

Food

AIR GRILLE BURGER

8 OZ ALL-BEEF BURGER, SWISS CHEESE, GRILLED ONIONS, Brioche Bun

\$14

BAVARIAN PRETZEL STICKS

Brown Seeded Mustard

\$9

AIR GRILLE HOT DOG

Quarter Pound All-Beef Frank, Potato Bun

\$7

GRILLED CHICKEN TACOS

Chicken, Pico de Gallo, Sriracha Aioli
Vegan Option Available

\$14

SHAVED STEAK ROLL

Flank Steak, Tomato Pesto, Arugula, Provolone, Butter Roll

\$14

SHRIMP TEMPURA

Crispy Fried Shrimp, Sweet Chili Sauce

\$14

CHEESESTEAK EGGROLLS

Sriracha Ketchup

\$11

CHICKEN TENDERS AND FRIES

\$11

CRINKLE CUT FRIES

\$6

TIRAMISU

\$6

ADD FRIES TO ANY SANDWICH

+\$4

ADD BEER CHEESE SAUCE

+\$3

Drinks

SPECIALTY COCKTAILS

TRY ANY OF OUR SPECIALTY COCKTAILS IN A DOUBLE SIPPER POUCH +\$5

SUN DROP

HAKU® Vodka, Triple Sec, Simple Syrup, Lemonade

\$14

JUICY MELON MARGARITA

Hornitos® Tequila, Midori Melon Liqueur

\$14

PINEAPPLE KENTUCKY MULE

Jim Beam® Pineapple, Ginger Beer, Lime Juice

\$14

BEERS

INDEPENDENCE LAGER - AMERICAN LIGHT LAGER, 4.2% ALC./VOL., 12OZ CAN

\$8

BROAD STREET LIME - MEXICAN LAGER W/ LIME, 4.0% ALC./VOL., 12OZ CAN

\$8

HEY YO HAZY - NE STYLE IPA, 6.4% ALC./VOL., 12OZ CAN

\$10

DROPTOP - WEST COAST STYLE IPA, 5.6% ALC./VOL., 12OZ CAN

\$9

BROAD STREET BULLY - DOUBLE IPA, 8.3% ALC./VOL., 12OZ CAN

\$11

-196 VODKA INFUSION, 5.5% ALC./VOL.,
Lemon, Strawberry, Peach, Grapefruit

\$9

WINES

RED OR WHITE WINE

\$11

SOFT DRINKS

WATER

\$3

LA CROIX

\$3.50

SODAS

\$5

TAXES ARE NOT INCLUDED

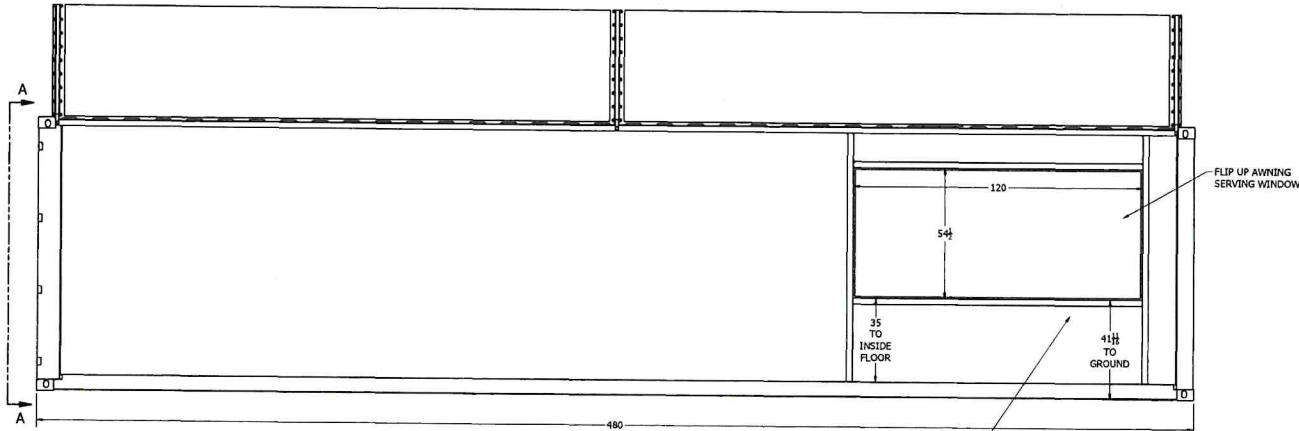
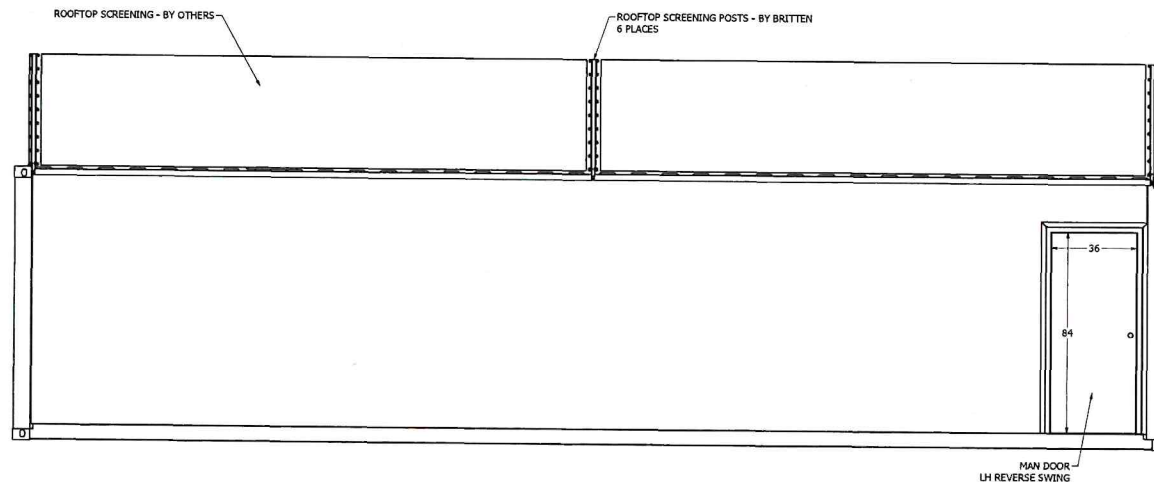


Dilworth New Pricing Model

FOOD ITEM	Previous Pricing	New Proposed Pricing	New Pricing After Taxes
Coffee 16oz	\$4.00	\$3.95	\$4.27
Coffee 20oz	\$5.00	\$4.95	\$5.35
Cold brew 24oz	\$5.50	\$5.45	\$5.87
Latte 16oz	\$5.00	\$4.95	\$5.35
Latte 20oz	\$6.00	\$5.95	\$6.43
Matcha Latte 16oz	\$5.50	\$5.45	\$5.87
Matcha latte Lrg 20oz	\$6.50	\$6.45	\$6.97
Cold brew 16oz	\$4.50	\$4.45	\$4.81
Mocha 16oz	\$5.50	\$5.45	\$5.87
Mocha 20oz	\$6.50	\$6.45	\$6.97
Maple Chai Latte 16oz	\$5.50	\$5.45	\$5.87
Maple Chai Latte 20oz	\$6.50	\$6.45	\$6.97
Candied Apple Cider 16oz	\$5.00	\$4.95	\$5.35
Candied Apple Cider 20oz	\$6.00	\$5.95	\$6.43
Salted Carm White Mocha 16oz	\$6.00	\$5.95	\$6.43
Salted Carm White Mocha 20oz	\$6.50	\$6.45	\$6.97
Chai Latte 16oz	\$4.50	\$4.45	\$4.81
Chai Latte 20oz	\$5.50	\$5.45	\$5.87
Hot Tea 16oz	\$3.00	\$2.95	\$3.19
Hot Tea 20oz	\$4.00	\$3.95	\$4.27
iced Tea 16oz	\$3.50	\$3.45	\$3.73
Iced tea 24oz	\$4.50	\$4.45	\$4.81
Cappuccino 16oz	\$5.00	\$4.95	\$5.35
Cappuccino 20oz	\$6.00	\$5.95	\$6.43
Espresso 4oz	\$4.00	\$3.95	\$4.27
Passeros Retail Coffee bags	\$20.00	\$20.00	\$21.60
Righteous Felon Jerky	\$7.00	\$6.50	\$7.02
RF Jerky Sticks	\$4.00	\$3.50	\$3.78
Good Canned Chips	\$4.50	\$4.00	\$4.32
Soley Fruit Jerky	\$4.00	\$3.50	\$3.78
Tiny Tates Cookies	\$3.00	\$2.75	\$2.97
Quins Pretzels	\$4.00	\$3.50	\$3.78
Deep River Chips	\$3.00	\$3.00	\$3.24
Smart food Popcorn	\$3.00	\$2.50	\$2.70
Legally Addictive Choco Crackers	\$8.00	\$7.00	\$7.56
Hammonds Gummy Bears	\$8.00	\$8.00	\$8.64
Mavuno Dried Fruit	\$8.00	\$8.00	\$8.64
Hammonds Popcorn	\$9.00	\$9.00	\$9.72
Hammonds Waffle Cones	\$8.00	\$8.00	\$8.64

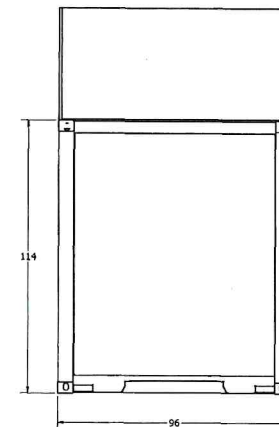
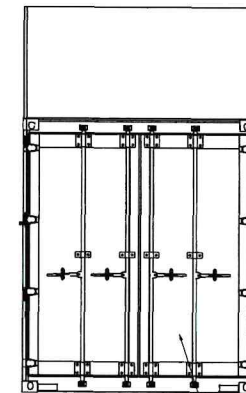
Love, Corn	\$5.00	\$4.50	\$4.86
Old Dominion Brittle	\$8.00	\$7.50	\$8.10
Nutrigrain Bars	\$2.00	\$1.50	\$1.67
Bobos	\$3.50	\$3.00	\$3.27
Kind Bars	\$2.50	\$2.50	\$2.70
Naked Juice	\$6.00	\$5.95	\$6.43
Capri Suns	\$2.50	\$2.45	\$2.65
Horizon Milk	\$3.00	\$2.95	\$3.19
Horizon Chocolate Milk	\$3.00	\$2.95	\$3.19
H&S Canned Juices	\$4.00	\$3.95	\$4.27
H&S Glass Bottles	\$4.50	\$4.45	\$4.81
La Croix	\$3.00	\$2.95	\$3.19
Hanks Sodas	\$5.50	\$5.45	\$5.87
Pellgrino	\$3.00	\$2.95	\$3.19
Pellegrino Flavored Juice	\$4.00	\$3.95	\$4.27
Fiji	\$6.00	\$5.95	\$6.43
Deer Park	\$3.00	\$3.00	\$3.27
Coke	\$4.50	\$4.45	\$4.81
Sprite	\$4.50	\$4.45	\$4.81
Diet Coke	\$4.50	\$4.45	\$4.81

- NOTES:
 1) SEE SCOPE DOCUMENT FOR FULL LISTING OF INCLUSIONS
 2) SOME ITEMS MAY BE HIDDEN ON CERTAIN PAGES FOR CLARITY
 3) PAINT PER PROJECT MANAGER



SEE SHEET 6 FOR BAR AND ADA COUNTER DETAIL

REVISION HISTORY			
REV	DESCRIPTION	DATE	APPROVED
A	PRELIMINARY RELEASE	4/18/2025	N BILDEAUX
B	REORG EQUIPMENT	4/23/2025	N BILDEAUX
C	REORG EQUIPMENT, ADD HOOD, ADD ROOFTOP SCREENS, MISC OTHER	5/22/2025	N BILDEAUX
D	CORRECT SHEET 2 GRIDDLE ITEM # CALLOUT, ADD SCONCES TO SHEET 4, ADD COUNTER NOTE TO SHEET 1	5/27/2025	N BILDEAUX

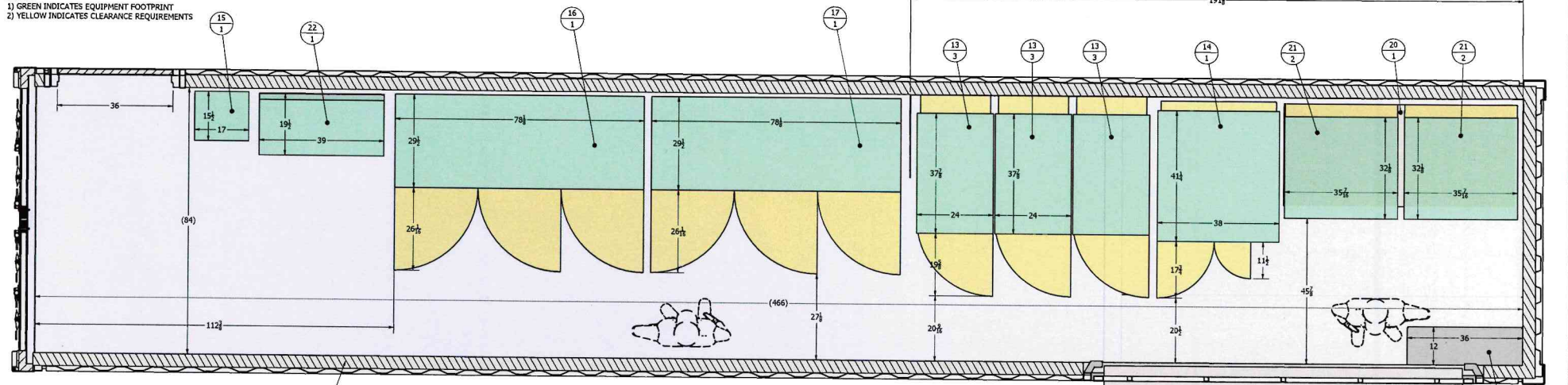


OVERVIEW

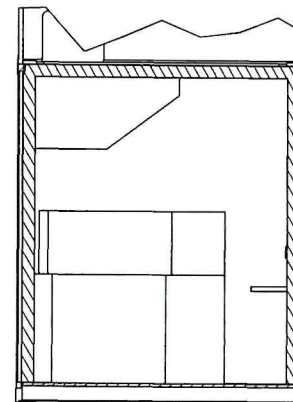


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XXX ±.03		FIG		SIZE	
XXX ±.01		APPROVED		D	
FRACTIONAL ± 1/16				DWG NO	
ANGULAR ±.5°				CITY CENTER 40	
IF IN DOUBT ASK				SCALE	
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				SHEET 1 OF 6	

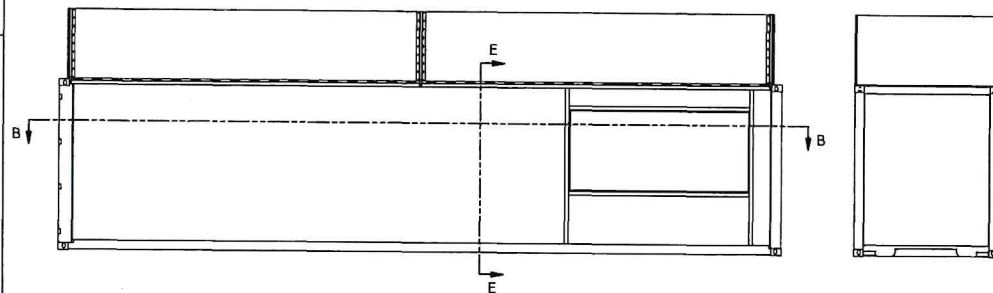
NOTES:
1) GREEN INDICATES EQUIPMENT FOOTPRINT
2) YELLOW INDICATES CLEARANCE REQUIREMENTS



SECTION B-B
SCALE 1:15



SECTION E-E
SCALE 1:20



EQUIPMENT
LAYOUT

PARTS LIST		
ITEM	QTY	PART NUMBER
13	3	CCD GARLAND M70SS FRYER
14	1	CCD GARLAND SLUG-100 OVEN
15	1	CCD JOHN BOOS PBHS-W-1410-P-SSLR HAND SINK
16	1	CCD TRUE MFG T-72-HC FRIDGE
17	1	CCD TRUE MFG T-72F-HC FREEZER
20	1	CCD TRUE MFG TRCB-72-HC CHEF BASE
21	2	CCD GARLAND GTGG36-GT36M GRIDDLE
22	1	CCD REGENCY 600S31014G 3 BAY SINK
23	4	1239SA42
24	2	SHOOK MOUNT BRACKET (SIMPLIFIED)
25	2	BRACKET - BULLET HINGE BRACKET B
26	1	BRACKET - BULLET HINGE BRACKET A
27	1	12.5 X 112 BAR TOP
28	1	CCD 12X36 SS SHELF
29	1	CCD 24X36 SS SHELF
30	2	47025T36 22.7.8D X 7H Heavy Duty Steel Fold-Away Shelf Bracket
31	6	CCD ROOFTOP POST
32	6	CCD ROOFTOP POST BASE
33	12	CCD ROOFTOP POST EYES
34	1	CDD HOOD SIMP
35	1	CCD PAN SIMP
36	4	CCD LONG SIDE SCREEN SIMP
37	2	CCD SHORT SIDE SCREEN SIMP

ALL DIMENSIONS IN INCHES
UNLESS OTHERWISE SPECIFIED
KXX ±.06
X.XXX ±.03
X.XXX ±.01
FRACTIONAL ± 1/16
ANGULAR ±.5°
IF IN DOUBT ASK

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		SCALE	
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		SHEET 2 OF 6	

NOTES:
1) ON THIS SHEET - RED LINE AS BUILD AS NECESSARY

WR DUPLEX ON ROOF
SET BACK FROM ROOF SCREEN

WR DUPLEX ON ROOF
SET BACK FROM ROOF SCREEN

WR DUPLEX IN C CHANNEL

WR DUPLEX IN C CHANNEL

LIGHT
SWITCHES

DUPLEX OUTLETS 18" A.F.F.

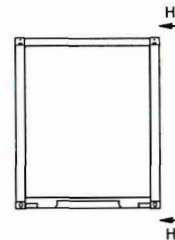
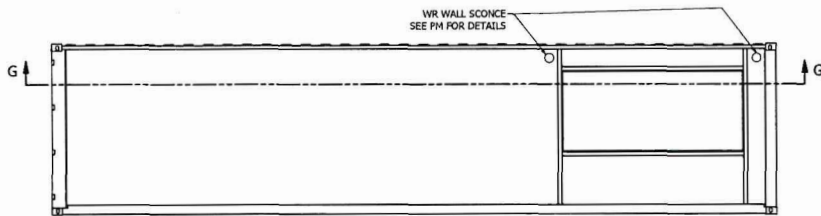
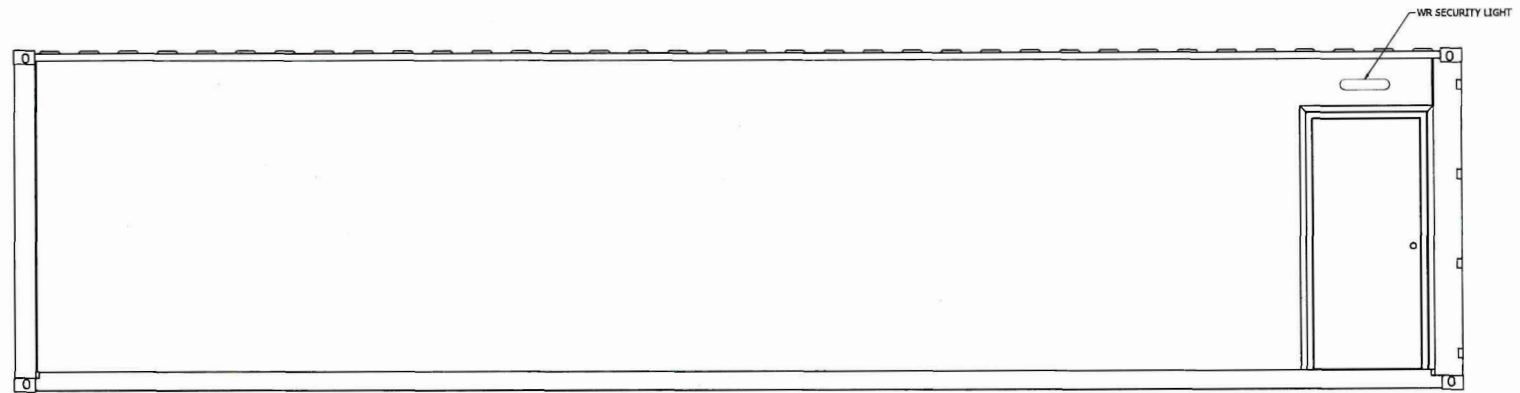
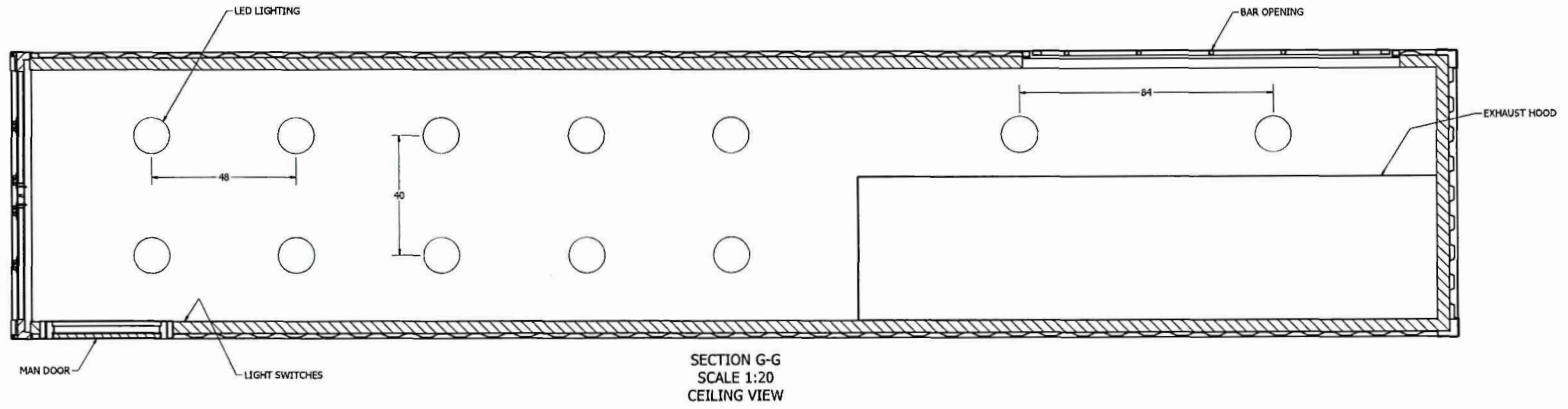
SECTION D-D
SCALE 1:15

VIEW C-C
SCALE 1:25

ELECTRICAL

ALL DIMENSIONS IN INCHES UNLESS OTHERWISE SPECIFIED		DRAWN mbideaux	4/16/2025	BRITTEN INC	
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X.XXX ± .01		APPROVED			
FRACTIONAL ± 1/16				SIZE D	DWG NO CITY CENTER 40
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IF IN DOUBT ASK				SHEET 3 OF 6	

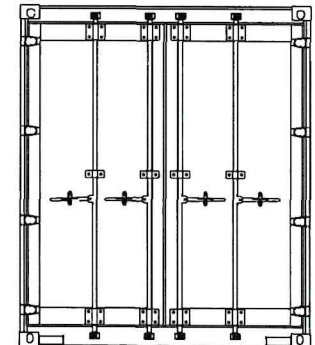
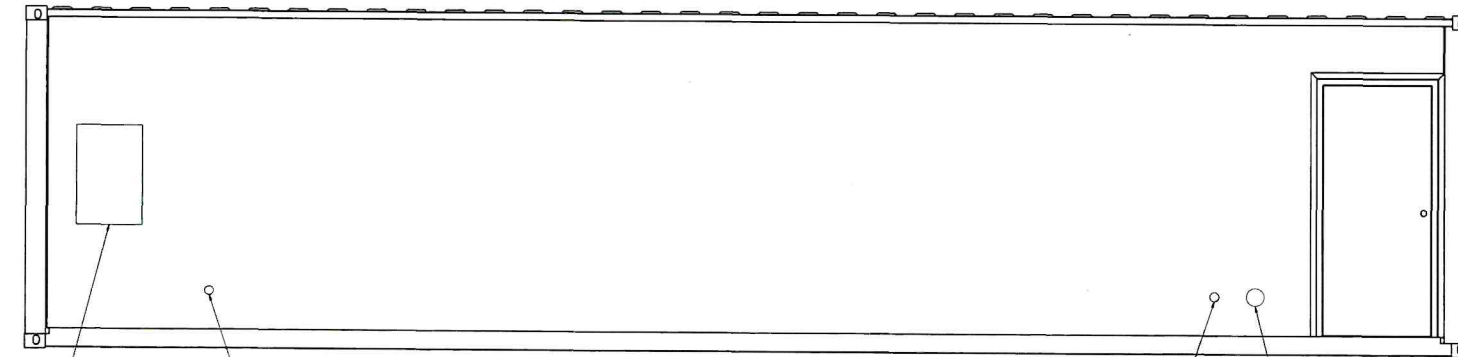
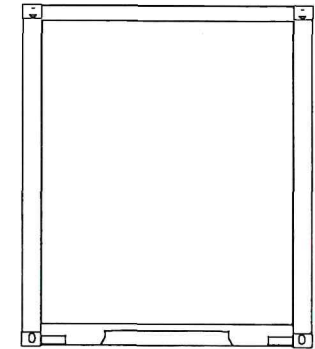
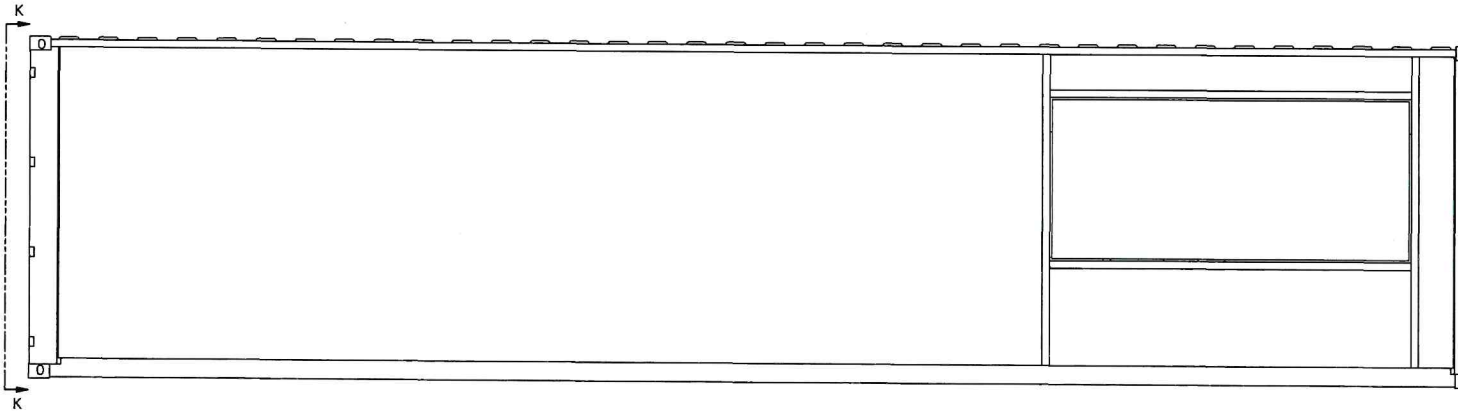
NOTES:
1) ON THIS SHEET - RED LINE AS BUILD AS NECESSARY



LIGHTING

ALL DIMENSIONS IN INCHES UNLESS OTHERWISE SPECIFIED	DRAWN mbl/daux	4/18/2025	BRITTEN INC	
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KX ± .06	QA		CITY CENTER DISTRICT 40FT ISO HC	
KXX ± .03	TRG		CITY CENTER 40	
KXXX ± .01	APPROVED		SIZE D	REV D
FRACTIONAL ± 1/16			SCALE 1:40	SHEET 4 OF 6
ANGULAR ± .5°				
IF IN DOUBT ASK				

NOTES:
1) ON THIS SHEET - RED LINE AS BUILD AS NECESSARY



VIEW K-K
SCALE 1:20

WR ELECTRICAL BOX
MALE CAM LOCK
CONNECTIONS

PROPANE INLET
TBD NPT THREADED CONNECTION
STUBBED THROUGH WALL

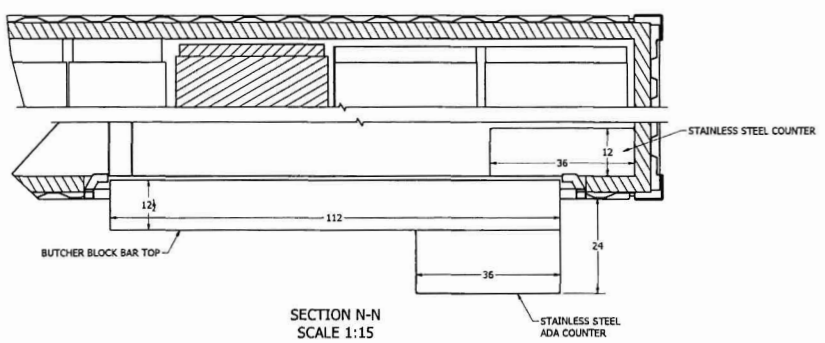
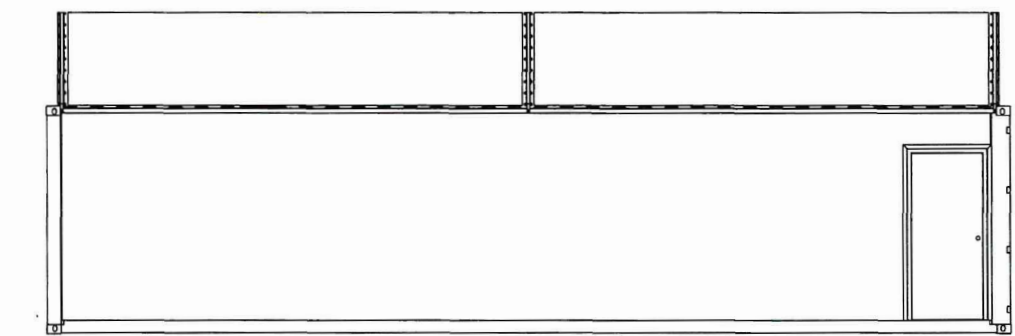
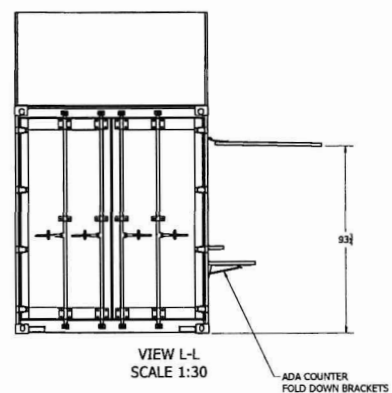
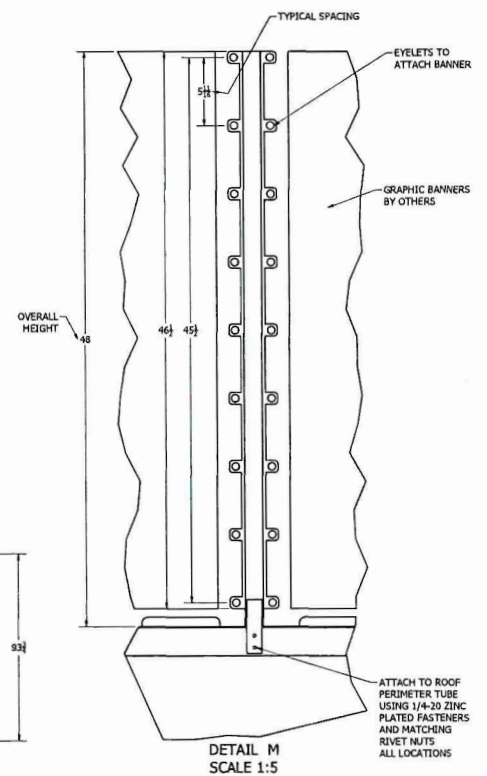
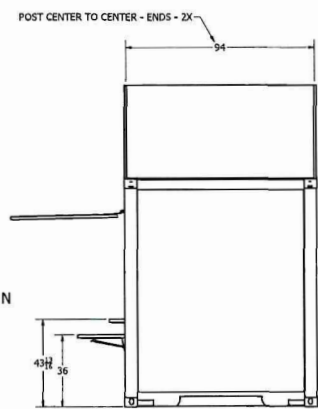
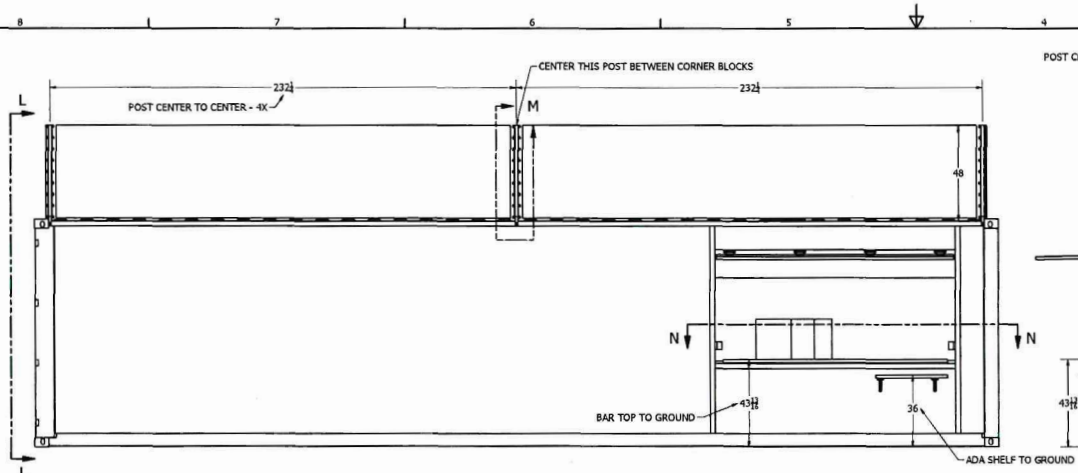
FRESH WATER INLET
3/4" GHT

WASTE WATER OUTLET
3" BAYONET

UTILITIES

ALL DIMENSIONS IN INCHES UNLESS OTHERWISE SPECIFIED	DRAWN nbl/daux	4/18/2025	BRITTEN INC	
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ANGULAR ±.5°			CITY CENTER 40	
IF IN DOUBT ASK			SCALE	
			1:20 SFF	
			SHEET 5 OF 6	

REV
D



DEPLOYED DETAILS

ALL DIMENSIONS IN INCHES UNLESS OTHERWISE SPECIFIED UNDESIGNATED TOLERANCES HX ±.06 LXX ±.03 LXXX ±.01 FRACTIONAL ±1/16 ANGULAR ±.5° IF IN DOUBT ASK	DRAWN	4/18/2025	BRITTEN INC	
	CHECKED		TITLE	
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	WFG		SIZE D	
	APPROVED		DWG NO CITY CENTER 40	
		SCALE 1:30	REV D	SHEET 6 OF 6