



Frequently Asked Questions — Jim Thorpe Snack Bar RFP

1. How many people occupy the building?

There are currently 365 employees in the building.

2. How many visitors does the building have in a normal week?

Visitors are estimated as ranging from 125-500 per week.

3. Would the tenant be able to email the state employees to inform them of the products and services available at the Jim Thorpe Snack Bar?

No. However, the vendor could provide a “sign-up” program for employees to register to receive information. Additionally, we could have designated employees send out messages to other employees.

4. Could the tenant work with the state HR department to send coupons and special offers either through email or physical coupons?

We could put any coupons or offers on the HCM state employee discount Web page.

5. Would the existing equipment available to use for the new tenant?

OMES is working on the availability of the equipment. If the equipment becomes available, OMES is willing to rent the equipment to the vendor.

6. Are the vending machines available for the new tenant?

OMES is working on the availability of the equipment. If the equipment becomes available, OMES is willing to rent the equipment to the vendor.

7. Has any other cafe/snack bar operated from that location recently and if so are their sales information available?

The former operator of the Jim Thorpe Snack Bar reported the average annual gross sales for the last two years at \$110,500. The high month gross sales were at \$10,700 and the low month gross sales were at \$5,321.

8. Has the Health Department inspected the Snack Bar?

Yes. The plans were approved. Additional inspections will be the vendor’s responsibility.

9. Will the vendor be able to make improvements?

Small modifications may be possible. The vendor will contact OMES with the requested improvements, and OMES will approve or deny. Any improvement costs will be at the vendor’s expense.

10. Can a water line be installed?

Yes, at the vendor's costs through OMES.

11. What is the capacity of the hot water tank?

The water tank is a 20-gallon capacity tank. It is a stand-alone unit that serves only the snack bar and is not tied into the building's hot water.

12. How long has the snack bar been closed?

The snack bar has been closed approximately three years.

13. How many heating and air conditioning controls?

There are two thermostats, one for the kitchen and one for the dining area.

14. What about pest control?

The vendor is responsible for the pest control.

15. Is the facility equipped to provide hot food, or are you simply looking for coffee, packaged muffins, doughnuts, candy, chips, etc.?

OMES is working on the availability of the equipment. If the equipment becomes available, OMES will rent the equipment to the vendor. OMES would like the facility to provide hot food as well as coffee, packaged muffins, doughnuts, candy, chips, etc.

16. Would the facility be open anytime next week if a representative wanted to see the facility?

Yes. Please contact us to make an appointment to see the facility.

17. Is the facility currently open and running or has been operated in the past?

The Jim Thorpe Snack Bar was closed about three years ago and was totally remodeled in 2015.

18. Do you have a history of sales figures available?

The former operator of the Jim Thorpe Snack Bar reported the average annual gross sales for the last two years at \$110,500. The high month gross sales were at \$10,700 and the low month gross sales were at \$5,321.

19. Can a high-resolution floor plan be made available?

Yes. A high-resolution floor plan pdf is now available on our website.

20. Is internet and phone service available?

The vendor will be responsible for their own internet and phone services.

21. Could OMES remove the existing equipment at any time during the lease?

See question 5 above. There are no plans to remove the equipment if OMES is able to obtain it.