



**ORLAND PARK
BAKERY**

City Roasters – Chicago & Orland Park Bakery

Joshua A. Rueda

Legal: 14920 Lynne Ct. Oak Forest, IL 60452

Roastery: 349 Ashland Ave. River Forest, IL 60305

Bakery: 14850 S. LaGrange Rd. Orland Park, IL 60452

708-908-0367

Josh@thecityroasters.com

Experience:

Both the City Roasters – Chicago and Orland Park Bakery have experience in operating a concessions style operation. Both companies continue to provide high quality product at local farmers markets. Both companies participate in 2-3 farmers markets weekly, operating at high volumes while providing quick service. These attributes fit perfectly into the concept being brought to the Orland Park Train Stations.

References:

Janelle Silva

847-933-8257

5127 Oakton St. Skokie, IL 60077

Becky Nichols

708-532-9260

17116 Oak Park Ave. Tinley Park, IL 60477

Kate Duff

630-660-7629

2020 Chestnut Rd. Homewood, IL 60430

Operational History:

City Roasters – Chicago is a year old and currently has 2 employees. This company is completely solvent with a positive cash flow in excess of the requirements needed to occupy and execute the

necessities of both Orland Park Train Station locations. Although City Roasters – Chicago is young, the ownership team has experience in owning a previous restaurant and opening 2 others. With over 30 years in the restaurant industry, a high level of confidence is present within the ownership and management team.

Orland Park Bakery, having over 40 years of operational history within the community is a sure fit for teaming with and bolstering the City Roasters – Chicago team. Having over 40 employees and an excessively positive net worth, they are an ideal partner.

Qualifications:

Joshua A. Rueda, founder of City Roasters – Chicago will be taking the primary management position for both locations. With over 15 years of experience in owning and operating restaurants at all levels, he is the prime choice for taking the operation. From fine dining to high volume to executive team positions, all considerations have been thought through.

Qualifications include: American Culinary Federation accreditation, BAS in Culinary, Hotel and Restaurant Management, Masters in Business Administration (MBA), ServSafe Food Sanitation Management Certification, and various decorations and achievements from the United States Marine Corps including instructing food service sanitation.

Business Plan:

We plan on a long term operation of both sites. We will begin with opening the main station and then phasing in the second station. This is due to the need for exceedingly adequate training opportunities. We

plan on selling proprietary items from both City Roasters – Chicago and Orland Park Bakery.

Items:

Brewed specialty coffee (\$16 Oz.): \$2.75

Lattes and Mochas (16 Oz.): \$4.50

Cold Brew (16 Oz.): \$4

Espresso (double): \$2.25

Bagged coffee beans: \$17-\$20

Donuts: \$1.25

Sweet Roll: \$1.75

Muffin: \$1.75

Croissants: \$1.50

Boxed Cookies: \$12.99

Coffee Cake: \$7.50

Premium Coffee Cake: \$8.50

Chocolate donut (8 pack): \$8.00

Gatorade, Energy drinks, bottled water and tea of various types will also be offered at market value.

Insurance Requirements: Attached

Hold Harmless: Attached

 ORLAND PARK
INSURANCE REQUIREMENTS

WORKERS COMPENSATION & EMPLOYER LIABILITY

\$500,000 – Each Accident \$500,000 – Policy Limit

\$500,000 – Each Employee

Waiver of Subrogation in favor of the Village of Orland Park

GENERAL LIABILITY (Occurrence basis)

\$1,000,000 – Each Occurrence \$2,000,000 – General Aggregate Limit

\$1,000,000 – Personal & Advertising Injury

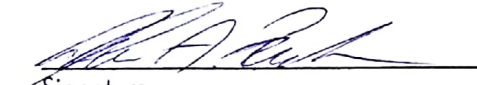
\$2,000,000 – Products/Completed Operations Aggregate

Additional Insured Endorsement & Waiver of Subrogation in favor of the Village of Orland Park

Any insurance policies providing the coverages required of the Contractor/Vendor shall be specifically endorsed to identify "The Village of Orland Park, and their respective officers, trustees, directors, employees and agents as Additional Insureds on a primary/non-contributory basis with respect to all claims arising out of operations by or on behalf of the named insured." If the named insureds have other applicable insurance coverage, that coverage shall be deemed to be on an excess or contingent basis. The policies shall also contain a Waiver of Subrogation in favor of the Additional Insureds in regards to General Liability and Workers Compensation coverage's. The certificate of insurance shall also state this information on its face. Any insurance company providing coverage must hold an A VII rating according to Best's Key Rating Guide. Permitting the contractor, or any subcontractor, to proceed with any work prior to our receipt of the foregoing certificate and endorsement however, shall not be a waiver of the contractor's obligation to provide all of the above insurance.

Proposer agrees that prior to any commencement of work to furnish evidence of Insurance coverage providing for at minimum the coverages and limits described above directly to the Village of Orland Park, Denise Domalewski, Contract Administrator, 14700 S. Ravinia Avenue, Orland Park, IL 60462. Failure to provide this evidence in the time frame specified and prior to beginning of work may result in the termination of the Village's relationship with the contractor.

ACCEPTED & AGREED THIS 7 DAY OF August, 2018



Signature

Joshua A. Ruck Founder

Printed Name & Title

Authorized to execute agreements for:

The City Roasters LLC, DBA City Roasters - Chicago

Name of Company

COMMERCIAL GENERAL LIABILITY COVERAGE PART - OCCURRENCE FORM CERTIFICATE PAGE

IT IS AGREED THAT THIS CERTIFICATE IS ISSUED TO THE CERTIFICATE HOLDER LISTED BELOW TO CERTIFY COVERAGE UNDER THE COMMERCIAL GENERAL LIABILITY INSURANCE MASTER POLICY LISTED BELOW.

INSURANCE COMPANY: GREAT AMERICAN ALLIANCE INSURANCE COMPANY NAMED INSURED: BEAUTY HEALTH & TRADE ALLIANCE CERTIFICATE HOLDER: The City Roasters LLC, DBA City Roasters - Chicago ADDRESS: 14920 Lynne Ct, OAK FOREST, Illinois 60452 POLICY PERIOD: 05/15/2018 to 05/15/2019 12:01 AM, Standard Time at the Address of The Certificate Holder	POLICY NUMBER: PL1744427 CERTIFICATE NUMBER: F046789X
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LIMITS OF INSURANCE

General Aggregate Limit (Other than Products-Completed Operations)	\$	2,000,000
Products-Completed Operations Aggregate Limit	\$	2,000,000
Personal and Advertising Injury Limit	\$	1,000,000
General Each Occurrence Limit	\$	1,000,000
Damage to Premises Rented to You Limit	\$	300,000 Any One Premises
Medical Expense Limit	\$	5,000 Any One Person
Professional Coverage Extension	\$	Not Purchased Each Claim
	\$	Not Purchased Aggregate
Professional Coverage Deductible	\$	Not Purchased Each Claim
Liability Deductible		None

FORM OF BUSINESS: LLC

PREMIUM:	\$	171
BHTA Fee:	\$	74
TOTAL ANNUAL COST:	\$	245 (The cost is 100% earned/non refundable)
CODE NUMBER: 11168	PREMIUM BASIS: Gross Sales	EXPOSURE: Up to \$50,000
CLASSIFICATION: Vendor, Distributor, or Manufacturer of food products		

THIS INSURANCE IS SUBJECT TO ALL THE TERMS AND CONDITIONS, INCLUDING APPLICABLE ENDORSEMENTS, OF THE COMMERCIAL GENERAL LIABILITY INSURANCE MASTER POLICY. A COPY OF THE COMMERCIAL GENERAL LIABILITY INSURANCE MASTER POLICY ACCOMPANIES THIS CERTIFICATE. ADDITIONAL COPIES WILL BE PROVIDED TO THE CERTIFICATE HOLDER. PLEASE READ THE POLICY AND ALL ENDORSEMENTS.

NO ADMISSION OF LIABILITY MAY BE MADE EITHER VERBALLY OR IN WRITING

FULL DETAIL OF ANY INCIDENT SHOULD BE SENT IMMEDIATELY BY EMAIL TO CLAIMS@VERACITYINS.COM OR BY LETTER TO VERACITY INSURANCE SOLUTIONS, LLC 260 SOUTH 2500 WEST SUITE 303, PLEASANT GROVE, UT 84062.

FORMS AND ENDORSEMENTS applicable to all Coverage Parts and made part of this Policy at time of issue are listed on the attached Forms and Endorsements Schedule IL 88 01 (11/85).

ADMINISTRATED BY



Veracity Insurance Solutions, LLC
260 South 2500 West Suite 303
Pleasant Grove Utah 84062
888-568-0548
info@fliprogram.com

ADMINISTRATOR'S SIGNATURE:



MAYOR
Keith Pekau

VILLAGE CLERK
John C. Mehalek

14700 S. Ravinia Ave.
Orland Park, IL 60462
(708) 403-6100
orlandpark.org



ORLAND
PARK

VILLAGE HALL

TRUSTEES

Kathleen M. Fenton
James V. Dodge
Patricia A. Gira
Carole Griffin Ruzich
Daniel T. Calandriello
Michael F. Carroll

Hold Harmless Agreement

To the fullest extent permitted by law, The City Roasters LLC ("vendor") shall defend, indemnify and hold harmless THE VILLAGE OF ORLAND PARK, its related entities, their respective officers, directors, employees and agents ("Indemnitees"), from and against all claims, damages, losses, costs, expenses, judgments and liabilities (including but not limited to attorney's fees, costs and expenses) that may be asserted against or incurred by any of them due to: (a) any real or personal property damage relating to Vendor's occupancy of the Indemnitees' property or any portion thereof, or Vendor's participation in the Event; (b) any accident or injury (including but not limited to personal injury and bodily injury) to any persons (including Vendor's employees), sickness, disease or death, or to injury or destruction of tangible personal property, including the loss of use thereof, caused by or in connection with: (i) the performance of any services or the furnishing of any goods, materials, food, beverages or other property upon the Indemnitees' property by Vendor; or (ii) any negligent act or omission of the Vendor, its employees, contractors or subcontractors, anyone directly or indirectly employed by them or anyone for whose acts any of them may be liable, unless the same is caused solely by the gross negligence or willful misconduct of the Indemnitees; and/or (c) any claim, ruling, and/or decision by any local state and/or federal agency or court that the Indemnitees must pay any tax or any kind because of a ruling that Vendor and/or its employees are employees of the Indemnitees, all regardless of whether or not any such claim, damage, loss, cost, expense, judgment or liability it is caused in part by a party indemnified hereunder.

If Vendor suffers any claims, damages or losses caused by any person or entity engaged by or through or for the benefit of the Indemnitees or any other person or entity, Vendor shall not hold or seek to hold the Indemnitees responsible therefore, but rather, Vendor shall proceed solely against such person or entity causing such claim, damage or loss.

In the event such indemnity as described above is prohibited by law, then said indemnity shall only be to the extent caused by the negligent acts or omissions of the Vendor, its agents and employees, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, or to the greatest extent allowed by law.

Vendor's defense and indemnification obligations set forth in this Letter Agreement shall survive the expiration or termination of the Event.

Village of Orland Park

By: Denise Dmaluski

Purchasing & Contract Administrator

Accepted and Agreed:

By: [Signature]
signature

Vendor Name: Joshua Ruda

Date: 1/8/07