BET Facility Advertisement

The facility named below is available for immediate assignment.

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| To: | Business Enterprises of Texas Licensed Managers and Consultants |
| From: | **Nancy Greely**  **Interim Supervisor of Field Operations,**  Business Enterprises of Texas (B E T) |
| Subject: | **Availability of Level 1 Facility**  **Facility # 1-906-4**  **Facility Name Fritz G Lanham Federal Building**  Address 819 Taylor St Fort Worth, TX 76102 |
| Date: | April 8, 2024 |
| Signed | Nancy Greely |

# Eligibility Criteria:

The following summary information is being provided for any licensed manager who wishes to apply for this facility and meets the eligibility requirements for a Level 1 facility as outlined in Rule §854.23(b). Applicants wishing to apply for this advertisement are required to submit a completed B E 114 B E T Business Application form to the Central Office via email at [BET\_Applications@twc.texas.gov](mailto:BET_Applications@twc.texas.gov) (BET\_Applications@twc.texas.gov). The email's subject line must include the B E T Manager's name, facility name, and the facility number they are applying for. Homemade applications or Letters of Intent will not be accepted. The B E 114 is available on the B E T website:

<https://www.twc.texas.gov/programs/vocational-rehabilitation/business-enterprises-texas/facility-management>

# Type of Facility:

This facility is a full-service cafeteria with onsite vending. The cafeteria is located within the Fritz G. Lanham Federal Building.

**Note: This facility is administered under the General Services Administration. The assigned manager and all employees must pass a Homeland Security background check before being allowed to work in any Federal location. A favorable Homeland Security background check is required for an applicant to be eligible for this assignment as required by program Rule §854.23(b)(5)(A). Applicant must submit the required paperwork to the appropriate Federal point of contact within five business days of presentation of request by the Business Consultant.**

# Items Served:

The cafeteria serves a full line of breakfast entrees, plate lunches, cold salads, fresh fruits, wraps, hot soups, assorted desserts, short-order grill and fry items, hot and cold sandwiches, hot and cold beverages, pre-packaged snacks, dairy products, and pastries.

# Equipment:

State-owned equipment consists of one talking cash register, two cash registers, two double-door freezers, one freezer merchandiser, one chest ice machine, one icemaker/water dispenser, one full size steamer, one electric range, one microwave oven, two double-door merchandisers, one commercial 4-slot toaster, one split vat electric fryer, one sandwich bar, one griddle with stand, one equipment stand, one meat slicer, two heated display merchandisers, one full vat floor model fryer, one warmer drawer, one commercial mixer, one combo refrigerator/freezer, one surveillance camera, one micro market display, one ice cream merchandiser, one double-door refrigerator, one 3-compartment sink, one cashier counter, two hand sinks, one 3-well steam table, one 5-well steam table, one sandwich prep table, one reach-in warmer, one beverage counter, one walk-in cooler, one fire extinguisher, two hood exhausts, one air makeup vent, one pizza warmer, one neon light, one convection oven.

Dining room has 3 state-owned snack machines and 2 vendor owned drink machines. Currently drink machines are provided by Dr Pepper which the manager services.

# Building Populations:

Daily population averages approximately 2,800 – 3,000

# Hours of operation:

Cafeteria Services: Mon-Fri

Breakfast: 7:00 AM – 10:00 AM, Lunch: 11:00 AM – 1:30 PM, Reduced Service: 1:30 PM – 3:00 PM

Vending Services: Daily – 6:00 AM – 6:00 PM

Closed on all federal holidays

# Seating Capacity:

Dining room seats approximately 100 customers.

# Staffing:

The current BET manager has four full-time employees. The manager assists as needed servicing on the line, stocking product and cashier duties during busy periods.

# Host Cleaning Responsibilities:

Conduct normal maintenance and repairs; thorough cleaning of the dining room floor areas, and grease trap cleaning.

# Manager Cleaning Responsibilities:

Trash and grease removal, thorough cleaning of the serving, food preparation and storage areas; constant cleanup of all spills; cleaning of all dining room tables, chairs, and continuous cleaning of all cafeteria equipment to include the vent hood/ducts and pest control. Manager also ensures that the inspection of the fire suppression system is kept current.

# Transportation:

Public transportation is available and special transit service is available to those that qualify.

# Vending Machines:

## Vending Service Contract Information

Any vending service contract the BET Manager negotiates must contain the following statements, information, and be pre-approved by BET:

1. The vending machines shall contain only products that show expiration dates on each package. The contractor is responsible for the rotation and adequate supply of products. All product types must be offered year-round including products containing chocolate. No products may be sold beyond their expiration dates.
2. The contractor shall consistently provide vending services adequate to meet customer demand and customer satisfaction.
3. The vending machines shall be labeled with a professional looking sign or decal (Hand-written signs or decals are **not** acceptable), prominently placed on the front, displaying the contractor’s name, telephone number, and refund information. The contractor shall establish and provide the BET manager with a copy of their refund and or reimbursement system for every service site.
4. The vending machine products and prices shall be identified by professional looking signs or tags (Handwritten signs or tags are **not** acceptable.) The Texas Workforce Commission (TWC) establishes the price ranges for products sold in vending machines/merchandisers located in approved TWC areas. The BET manager working with the contractor shall establish specific product pricing. The contractor may not price products more than TWC price ranges.
5. At no time can the contractor remove vending machines or change the machine mix without prior authorization from the BET manager.
6. All vending machines placed in state and federal buildings shall have operational Energy Saving Devices.
7. The contractor shall keep the contractor’s machines and all adjacent areas neat and sanitary. The contractor shall clean spills that occur while filling or cleaning machines, shall clean the front of the machines after restocking or servicing them and remove packaging and waste from the area after each service call.
8. In performing the services covered under this contract, the contractor shall comply with all applicable federal, state, or local laws, including, those related to occupational safety and health, equal employment opportunity, immigration and naturalization, the Americans with Disabilities Act, and the State Tax and Insurance Law.
9. The contractor shall not enter any subcontract for services under this contract without previous approval provided in writing by the BET manager.
10. If the vending contractor vacates the business for any reason including bankruptcy, the BET manager shall reserve the right to remove, store and sell any equipment not removed at the end of a 30-day cancellation notice. If the contractor stops providing service, the BET manager reserves the right to remove, store, and sell any equipment not removed after five calendar days without service. This agreement does not provide exclusive right to operate vending services on service sites. This agreement is not assignable to another party.

# Storage Area

There is on-site storage available.

# Required Inventory

The applicant must show the ability to provide $5,950 in resale inventory, $500 in miscellaneous inventory and $120 in opening cash.

# Sales Information

Total net sales before expenses for the past twelve months.

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| --- | --- | --- |
| **Month** | **Counter Sales** | **Vending Sales** |
| Mar 2023 | $16,135 | $0 |
| Apr 2023 | $13,721 | $0 |
| May 2023 | $20,305 | $0 |
| Jun 2023 | $23,095 | $0 |
| Jul 2023 | $18,900 | $179 |
| Aug 2023 | $30,040 | $733 |
| Sep 2023 | $27,800 | $0 |
| Oct 2023 | $29,256 | $410 |
| Nov 2023 | $27,077 | $0 |
| Dec 2023 | $19,412 | $637 |
| Jan 2024 | $28,588 | $566 |
| Feb 2024 | $31,228 | $156 |
| **Average Monthly Sales** | **$23,811** | **$223** |

**Disclaimer:** The sales amounts for this BET facility are provided for informational purposes only.  This information is based on a BET manager’s reporting for the stated time periods and not intended to infer the sales reflected would be replicated when the facility is under different management.  Inherent variables exist which can affect the sales potential and profitability of any BET facility including but not limited to the manager’s capabilities of maximizing profits and other external factors.

# Contact Information

For information regarding this facility, please contact:

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| --- | --- |
| Business Consultants: | Crawford Odom 512-756-3546 |
| E C M Representatives: | Larry Watson 903-348-6508  Dwayne Zuppardo 972-504-3009 |
| The official advertisement date: | April 8, 2024 |

# Facility Schedule

The following schedule will apply to this facility:

| Description | Date Due | Time Due |
| --- | --- | --- |
| BE114 – The B E T Business Application form is due to B E T Central Office via email at [BET\_Applications@twc.texas.gov](mailto:BET_Applications@twc.texas.gov)  and  BET\_D2\_DFW@twc.texas.gov  Include with the application proof of ability to provide the required inventory and proof of current sales tax. | April 22, 2024 | 5:00 p.m. |
| Written applications processed by regional teams are due to the B E T Central Office. | April 29, 2024 | 5:00 p.m. |
| Interviews will be held virtually. | TBD |  |
| Facility changeover schedule.  Coordination will be completed between the outgoing and incoming managers to determine a definite timetable. | Tentatively scheduled for May 2024. |  |

# Advertisement Disclaimer

The information listed in this advertisement, such as products offered, hours of operation, employee counts, sales projections, and the number or type of vending machines, is all subject to modification due to changing business trends and demands. No information provided in any facility advertisement should be considered as a contractual obligation by the Texas Workforce Commission, real or implied.