

**Michigan Department of Natural Resources
Parks and Recreation Division
Belle Isle Park
Casino Building Concession**

**Information Provided through Q&A
Dated: April 1, 2026**

Special Note: Regarding alcohol sales and licensing. Information provided during the tour of the kitchen is corrected as follows: The selected bidder may be authorized to provide alcohol to the public in the contract award in connection with events and restaurant sales. The selected bidder will be required to obtain a liquor license from the Michigan Liquor Control Commission (MLCC) or secure services from a business authorized to furnish alcohol to be compliant. The bidder must indicate in its bid response whether it desires permission to provide alcohol to the public and its intention to obtain and maintain the required MLCC permit or secure proper services.

Additional information provided during the on-site meeting is as follows:

1. Upon award of a contract, the selected bidder (Contractor) will become responsible for all maintenance and operation of the Casino building excluding the structure (floor, walls, ceiling, roof, etc.) which will remain the responsibility of the Department of Natural Resources (DNR). Contractor maintenance responsibilities include but are not limited to the elevator, fire suppression system, generator, heating and cooling system and all janitorial needs. All systems will be in turn-key condition upon execution of a contract.
2. The DNR prefers that the Contractor operate similarly to the hours outlined in Section F “Operational Hours” of the sample contract. However, the Contractor may apply for an exception to extend operational hours beyond the 10:00 pm park closer time. An exception is not guaranteed and would require additional DNR oversight and staffing in order to ensure compliance by the Contractor and customers and to extended hours.
3. It is the DNR’s intention to award a contract that allows the Contractor to begin providing public services on October 1, 2026 and event services no later than November 1, 2026. Upon execution of a contract, the Contractor may begin pre-approved construction and/or renovation projects immediately.
4. The Contractor will be required to maintain the generator in a working condition which is necessary for operation of the fire suppression system.

5. The Contractor will be responsible for ice and snow removal on the grounds identified as the Premises including the sidewalk, patios, and exterior steps. The Michigan Department of Transportation (MDOT) will continue to be responsible for ice and snow removal on the roadways and the DNR will continue to be responsible for ice and snow removal in the parking lots. MDOT's road clearing plan is not regulated by the DNR.
6. The premises of the Casino building includes the exterior covered porches, access stairways, sidewalks, red-brick patio area, as well as 1/3 of the "casino parking lot." The parking lot is not stripped.
7. During the 2026 season, a double-cycle path will be marked along the sidewalk immediately adjacent to the Casino building on the south side of Casino Way and 18 parallel parking spaces will be striped on the north side of Casino Way.
8. The DNR and Contractor do not have authority to enforce the public's use of the "casino parking lot" therefore it must remain open to the general public. The Contractor may install pre-approved signage that identifies spaces for use of the Casino building patrons which may discourage the public from using the parking spaces.
9. Prior to the installation of signage on the premises, the Contractor must obtain DNR approval of the materials, location, installation method and content. Signage may not be attached to the Casino building.
10. The outdoor porches and outdoor accessible restrooms must be open to the general public at all times. The Contractor may place temporary signage indicating "private event" which may discourage the general public from using the facility.
11. The Contractor may keep the Casino building locked during non-operational hours but must keep the building open to the general public during operation times identified in the contract. Hours must be posted on the premises.
12. If the Contractor includes design plans and estimated costs which require substantial capital expenditure, the contract may be awarded for a longer term than seven (7) years but not exceeding the City of Detroit and DNR Lease which expires on September 30, 2043.
13. The Contractor will be responsible to pay for all required utilities. No historical cost data is available. The facility has been closed since early 2020 and has not been open to the extent that the Contractor is likely to operate daily. The Contractor is encouraged to contact utility companies to request estimates of cost of comparable facilities.

14. A portion of the basement will be made available to the Contractor. Through negotiations with the Contractor, the Department will remove and reorganize items currently stored in the basement to accommodate Contractor storage space.
15. Access into the building is limited to the loading dock in the basement and existing doorways and entryways which provide limited height and width dimensions. Use of the elevator to move equipment may be allowed, but special precautions must be taken to mitigate potential damage to the elevator. Weight limits identified in the elevator operating license must be adhered to at all times.
16. The Contractor, staff, vendors, and all customers are required to have a valid Recreation Passport on their vehicles entering the park. All advertisements and permits must include a notice of the Recreation Passport need. More information regarding the Recreation Passport may be found at <https://www.michigan.gov/dnr/buy-and-apply/rec-pp>.
17. No construction, renovation, or installation may occur without first obtaining DNR written approval. Approval may be obtained after submitting design plans for review. DNR approval will not be unreasonably withheld.
18. The DNR does not know the occupancy capacity for the Casino building which is set by the fire code. The Contractor must obtain occupancy capacity from the fire inspector and adhere to its required occupancy capacity.
19. The building has not been inspected for pest control. The selected bidder would be responsible for future pest control and inspection.
20. The fire suppression system is located in the northwest corner of the basement with the control panel on the main floor, in the entryway to the basement.