

LITTLE HILLS RFP QUESTIONS & ANSWERS

| QUESTIONS | ANSWERS |
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| 1. Please provide clarification regarding what is considered "Extra Services" listed on page 3 under Sales History. There are two-line items listing Extra Services. Please clarify each. | Extra Services is any service not covered under the other categories not listed and has been inconsequential in sales. There are 2 Extra Services listed as one has tax and the other has no tax. |
| 2. How far out are reservations allowed to be made? | Reservations can be made up to the term limit. |
| 3. If reservations are in place for 2020, how will the money received for rent or deposits be transitioned to a new concessionaire? | No money received for rent or deposits will be transitioned to a new concessionaire, the new agreement will begin in November 2020. |
| 4. Have there been restrictions been placed on water usage for irrigating the field/lawn area? If so, how many times over the past five years? | The water is spring fed and has no restrictions placed on usage for irrigating the field/lawn area. Both the potable and non-potable water storage is 20,000 gallons each, more or less. If the spring ran out, the Concessionaire would have to truck in water drinking, hand washing, etc., probably not for green grasses. |
| 5. Is the District aware of the number or size of the trash dumpsters used to service the area? The name of the trash contractor? | The District is not aware of the number or size of the trash dumpsters used to service the area. |
| 6. Will the Park District consider waiving the bond if the proposer has a proven record dealing with the District? | Yes, the Park District will probably waive the bond. The RFP states: The Park District may request a bond for \$50,000 as a security deposit when awarding the agreement. |
| 7. Could you provide clarification regarding the ten listed "Evaluation Factors"? | The Park District uses 7 different factors to evaluate proposals. During evaluation, points are assigned to each factor and then weighted with the ratios listed on the table. They are (1) Financial Capability, (2) Experience and Background, (3) Quality of Service, (4) Improvement Plan, (5) Payments to Park District & Charges to Customers, (6) Concession Agreement Conformity, and (7) The Interview. |
| 8. Is the District aware of any possessory tax levied against the facility? | Possessory tax cannot be levied against the facility only the concessionaire. We are not aware of any possessory interest due to the county from the concessionaire. |
| 9. Under Exhibit B, "Facility & Equipment Provided by the concessionaire" there is mention of the concessionaire making a payment on its portion of the Premises. Would you please provide clarification as to what this pertains to? | The premises, Little Hills Ranch, is a portion of Little Hills Recreation Area, Las Trampas Regional Park. The concessionaire will only be responsible for the portion known as Little Hills Ranch, about 13 acres. |

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| <p>10. When situations arise that require law enforcement involvement, is the concessionaire dependent on local Sheriffs support or are District Police to be notified?</p> | <p>As always, when situations arise that require law enforcement involvement, the concessionaire should call: Emergency or Crime in Progress: Call 911 or (510) 881-1121 from a cell phone, 24/7 Business or Non-Emergency: (510) 881-1833, 24 hours a day</p> |
| <p>11. Is there a designated room or area for brides to get ready? Has the residential house every been used for this purpose?</p> | <p>There is a designated room for brides to get ready adjacent to the women's bathroom. The residential house has never been used for this purpose.</p> |
| <p>12. Are you aware of any moratorium that would affect obtaining an ABC license if the current concessionaire will not allow transfer of the current license?</p> | <p>No, the Park District is not aware of any moratorium that would affect obtaining an ABC license if the current concessionaire will not allow transfer of the current license.</p> |