1. The reason given for the restrictions on food service offerings such as coffee, ice, and unpackaged foods was due to the current build-out and health department rules. If the concessionaire submits a plan for expanded food service offerings and it is approved by the health department, will the District allow for these additional offerings to be sold?

   Yes.

   However, please note that the District does not have funding to alter the current build-out, so any changes to the build-out would need to be approved by the District in advance and funded at the concessionaire’s expense.

2. Although a commercial building and intended for food and laundry service, there is no gas plumbing to the building. Would the District be willing to bring gas to the building?

   No. The utility has already been built into the infrastructure.

3. Laundry service seems to be a required aspect of the concession. The laundry room is set up only for electric dryers which take longer to dry clothes and cost more to operate than gas units. Similarly, the hot water heater is electrically heated which also takes longer to heat and costs more to operate. In creating a proposal and pricing structure for laundry services it would be helpful to know if the District will be paying for the water and electric use at the facility. Would the District consider a proposal that asks for the utilities to be paid?

   No. The concessionaire should build the laundry price with these costs in mind.

4. The available space in the building is fairly small for retail and food operations. The utility room, bathroom, laundry room, and protruding counter alongside the roll up door create very little retail and office space. The designated office is occupied by a mop sink, large water heater, lots of plumbing, many protruding electrical boxes and conduit on the walls and floor which limits the area for office use. Since the public restrooms are nearby, would the District consider eliminating or re-purposing the concessionaire’s restroom to create more space?

   No. The infrastructure has been designed and built.

5. Would the District consider constructing a dedicated laundry building nearby that the concessionaire would operate?

   No. The infrastructure has been designed and built. There are no funds available for that kind of construction.

6. Is there an official outside area footprint for the concessionaire’s operations?
Yes. This will be provided separately.

7. Is the concessionaire allowed to sell beer and wine?
   No.

8. Would the District consider proposals that scale the number of operating days per week with that of the occupancy rate projections given by the District?
   Yes. Ideally, this scaled approach would be proposed for the camp store operations only. The expectation is that the caretaker would be onsite daily.

9. The RFP states that the Concession Manager will sell firewood from the RV space during non-curfew hours. Quiet hours are noted on ebparks.org as 10pm. Is the Concession Manager expected to be available every evening every day after the regular concession operations have closed?
   Yes.

10. The manager would need to be relieved of their duties as dictated by labor laws. Would the District consider a proposal that asks for two RV spaces in order to have an additional person available to relieve the main Concession Manager's duties?
    No.

11. Is there an option for a larger than standard RV space for the Concession Manager either within the existing planned slots or at another area? Would the District consider combining two spaces into one for the main Concession Manager? When the convenience camping cabins are built is the District willing to let the Concession Manager relocate to a cabin?
    No to all of the above.

12. Would the District be willing to add to their camping reservation system some of the concessionaire’s value added services such as tent rentals, firewood sales, or concierge services?
    No. Our reservation system is for District use only although we may provide information about the type of services or amenities available at the location.

13. Will health related park closures such as Covid-19 prevent the Concession Manager from living onsite?
    No.