

LAS TRAMPAS STABLES RFP – Questions and Answers

- 1.** I cannot attend due to a pre-existing commitment. Would it be possible to schedule a visit either this Friday, 10/27 or sometime after 11/5?
Sorry, no we cannot schedule separate site visits. However, you can arrange to have someone represent you at the site visit.
- 2.** Will we be able to ask questions during the site visit and submit additional questions afterwards?
Yes, you may ask questions during the site visit and submit questions afterwards. They will be published on the website
- 3.** What is the total monthly cost, including all expenses, for the on-site ranch hand?
That is not determined by the East Bay Regional Park District. Costs for employees including payroll is determined by the concessionaire at their own discretion.
- 4.** What is the current condition of the trailer?
The condition of the trailer is fair. The trailer will be available for inspection at the site visit.
- 5.** What is the projected balance of the maintenance fund on award date?
It cannot be determined at this time when an agreement will be awarded and how much of the Concession Maintenance Fund (CMF) will be remaining. A rough guess is about \$16,000.
- 6.** Is there anything that wouldn't be approved to be paid by the maintenance fund?
Yes, most of the general maintenance is meant to be provided by the concessionaire. The CMF is meant to extend the life of the assets at the concession. For a stable, it is mainly structure repair. The concessionaire pays for all costs and submits for reimbursement only those project costs that have been pre-approved.

Concession Maintenance Fund categories are established as follows and all repairs or purchases must be more than \$300:

1. Landscaping/tree replacement program.
2. Repairs of horse damaged equestrian facilities on the premises.
3. Upgrading of boarder convenience facilities.
4. Construction of new facilities.
5. Enhancement or development of arenas.
6. Residence repairs, replace broken major appliances.