

## CITY AND FALLON HOTEL COMPLEXES

### REQUEST FOR PROPOSALS

#### PROPOSER QUESTIONS AND DPR RESPONSES

##### FROM GUEST SERVICES:

1. Can the State provide any operating cost and/or statistics for the operations contemplated within the RFP?

*DPR RESPONSE: The detailed operating costs are proprietary information of the current concessionaire. However, the Feasibility Study is included with the errata and will be posted on the Concessions website; it contains general cost of operation.*

2. On page 5 of the RFP the restoration of the Candle and Soap building, the Tibbett's House and the Wilson-McConnell house are in the planning phase, subject to funding availability. Is funding available and what is the time expectation for completion of each restoration?

*DPR RESPONSE: These projects are to be funded through the Department's Deferred Maintenance Program which is currently suspended pending decisions regarding the overall State budget. Accordingly, no completion timelines have been established.*

3. On page 7 of the RFP a requirement of \$100,000 is to be spent for the installation of two shower facilities and an ADA compliant restroom. Should the cost of those two projects exceed \$100,000, who would be responsible for the additional funding?

*DPR RESPONSE: Per Section 5 Financial Requirements of the Sample Contract, Concessionaire is responsible for funding the completion based on a minimum \$100,000 and as proposed in their Facility Improvement Plan.*

4. On page 7 of the RFP the Tamale House is to be used solely for equipment storage and supplies as well as a repair shop for equipment and furnishings. Would the State allow use of other operational use if the building was so equipped and not for public use or occupancy?

*DPR RESPONSE: Other use would be at the State's discretion dependent on compatibility with park operations.*

5. On page 8 of the RFP it is stated the Fallon Theatre shall be used for production of plays, musicals, etc... Plays have been produced by a sub-Concessionaire – has the sub-Concessionaire also been responsible for housekeeping and maintenance of the theatre?

*DPR RESPONSE: Yes.*

6. Can the Fallon Theatre be used for other programs such as interpretive programs or events the concessionaire may wish to conduct?

*DPR RESPONSE: Yes with State approval.*

7. Has the State developed specifications for the twenty (20) banquet tables for Angelo's hall and/or the one hundred and thirty-two (132) dining chairs for the City hotel Restaurant? If so, can the state provide the specifications?

*DPR RESPONSE: No, the State has not developed specifications. The City Hotel Restaurant chairs must be consistent with the interpretive period.*

8. Who would be responsible for costs exceeding the \$150,000 initial funding of the Facility Development Fund?

*DPR RESPONSE: Per Section 5 Financial Requirements of the Sample Contract, Concessionaire is responsible for funding the completion based on a minimum \$150,000 and as proposed in their Facility Improvement Plan.*

9. Has an ADA study been completed to determine compliant deficiencies of the operations contemplated within the RFP?

*DPR Response: The concession's interior facilities have been determined to be ADA compliant at this time. ADA exterior access to the buildings is State's responsibility. The State anticipates commencing work to elevate brick sidewalks and boardwalks to exterior door thresholds for many of the concession facilities on Main Street in the near future. Part of this project contemplates automatic door openers for some facilities.*

10. Are there any judicial judgments against the State or Park pertaining to compliance with American Disability Act?

*DPR Response: The Tucker v California Department of Parks and Recreation consent decree set forth mandates for ADA compliance throughout State Parks.*

11. When was the last termite inspection completed? Will the State provide the results of that inspection and any corrective action taken?

*DPR Response: The State does not have the most recent report. However, the existing Concessionaire has an ongoing pest management program with quarter treatments.*

12. Can the State provide a list of personal property and/or property in which the existing concessionaire has an ownership interest?

*DPR Response: The current Concessionaire's asset and possessory interest lists are addenda, included in this document and will be posted on the Concessions website.*

13. Under Use of Premises, as part of the sample contract – page 9, the number of day's concession services are to be provided is noted. Is it the expectation of the State that all facilities noted within the RFP are to be provided or, as noted during the pre-proposal meeting, only a portion of the facilities are required. It was also noted that the Fallon House Theatre does not provide shows as noted being required on the RFP under this section.

*DPR Response: Per Sample Contract Section 7 Use of Premises, the State may permit the concession to close at times during the contract based on adverse weather or other operating conditions.*

14. Under Insurance, as part of the sample contract – page 13, property insurance is to be provided based upon the estimated replacement value of the facilities. Can the State provide the current replacement value of the facilities to be occupied by the concessionaire?

*DPR Response: Current replacement value for all facilities is \$7,237,477.*

15. Under Alcoholic Beverages, as part of the sample contract – page 15, upon cessation of the contract the concessionaire is to cooperate with the State in the transfer of the alcoholic beverages license(s). Is that same requirement of the current concessionaire?

*DPR Response: Yes.*

16. Had a structural study been completed to ensure all of the facilities assigned to the concessionaire meet earthquake standards?

*DPR Response: With the exception of the Tamale House, all facilities met earthquake standards at the time of respective restorations.*

17. Section 25 of the sample contract, section 3 pertains to the maintenance of concession and park unit vehicles. What park vehicles are assigned to the concessionaire? Are vehicles assigned the concessionaire available for inspection?

*DPR Response: Sample Contract Section 25 contains an error and a revised section will be included with the RFP Errata.*

18. Under Housekeeping, Maintenance, Repair, Replacement and Removal, as part of the sample contract and Exhibit K – Maintenance and Housekeeping Program, is the State responsible for the purchase and replacement of equipment, furnishing, fixtures, and roofing that has served its “optimum useful life”?

*DPR Response: Per Sample Contract, Section 21 Housekeeping, Maintenance, Repair, Replacement and Removal, State is responsible for structural stability, roofs and exterior walls excluding painting. Per Sample Contract, Section 25 Equipment and Furnishings, Concessionaire is responsible for purchase and replacement of equipment, furnishing and fixtures. Per Sample Contract Section 5 Financial Requirements, Concessionaire may use Facility Improvement Account to fund such expenditures as provided in the Proposer's Facility Improvement Plan.*