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(213) 202-2633 FAX (213) 202-2614

April 23, 2018

**REQUEST FOR PROPOSAL FOR THE OPERATION AND MAINTENANCE OF THE  
FIRST AND BROADWAY FOOD AND BEVERAGE CONCESSION (CON-F176-006)**

**QUESTIONS & ANSWERS NO. 3**

1. Question: Can I change general contractors or anyone on my build out team that I have identified in my RFP at a later date?

*Answer:* Yes. However, replaced sub-contractors or sub-concessionaires will be subject to RAP approval and must comply with all City of Los Angeles compliance items as applicable.

2. Question: How important is it to provide full 3D renderings of what we want to do? Would it be acceptable to provide only an inspiration mood board, and individual components to show the direction of the design concept in an effort to match the look and feel of the restaurant or should full renderings be provided?

*Answer:* 3D renderings are not required in the RFP. Per section 6, paragraph 3 of the RFP "Proposers must submit a description of planned improvements; estimated cost; financial plan; design and construction plan; and indicate the source of funding to be used for improvements and working capital".

3. Question: How binding are the proposal items? If there are changes during the course of development of the project over the next year or two is RAP open to alterations or improvements to the proposed items?

*Answer:* The successful proposer will be bound by the final agreement which results from this RFP process. Any material changes to the agreement will require amendment to the agreement, subject to approval by the Board of Recreation and Park Commissioners and the Los Angeles City Council. Any proposed changes to design/layout of the restaurant will be subject to approval by RAP's General Manager.

4. Question: Can we get a clearer scope of what would be considered concessionaires work on the build out? What are the floors going to be? What are the wall finishes going to be? Will the interior walls, floors, ceiling etc. look like?

*Answer:* All available information regarding the design of the building has been posted at [labavn.org](http://labavn.org). The successful proposer will receive specific information on final design as it progresses.

5. Question: In what scenario is the Proposal deposit refundable?

*Answer:* Please see Exhibit A, Section B.2 of the RFP.

