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February 21, 2017

**REQUEST FOR PROPOSAL FOR THE OPERATION AND MAINTENANCE OF THE  
PEDAL BOAT RENTAL CONCESSION (CON-M16-003)**

**QUESTIONS & ANSWERS NO. 4**

1. Question: RFP Exhibit G indicates that we must have All Risk Coverage for Property Insurance to “cover replacement cost of building - as determined by insurance company”. This is an unusual situation where the main historic building at Echo Park is shared by two tenants and the amount of space allocated to the boat concession is very small. Are we responsible for property coverage limited to the square footage of the building assigned to us and the docks only? Please provide guidance on this.

a) Does the City know the insurance replacement cost of the Echo Park building and docks?

*Answer:* The City’s Risk Manager has provided the required insurance costs to operate the pedal boats. Please refer to RFP Sample Agreement Exhibit B Page 20 for insurance information and Sample Agreement Exhibit I for the required insurance coverage.

2. Question: Who is responsible for repairs to the docks. For example, replacing wood planks, replacing pilings, replacing flotation?

a) The deck surface at Balboa is cracking. Will the City repair this, and any other deck or dock repairs when needed for use and safety?

*Answer:* The Department of Recreation and Parks (RAP) is responsible for the repair and maintenance of the docks.

3. Question: The original pedal boat contractor gave up rooms 6 & 7 at the Echo Park Boathouse, but retained an easement to help create more refrigerator space for the original contractor as a gesture of good will. It has overtime become part of the lease. The pedal boat business can only be opened and locked from the inside. Will the City keep the easement through those 2 rooms for pedal boat employees or will the City build a new door for outside access?

*Answer:* RAP will maintain the current configuration at this time. Please refer to RFP Exhibit A.

4. Question: Could you provide us with historical gross annual receipts for each of these two locations from when the City operated pedal boats?

*Answer:* This information is unavailable at this time.

