

FF&E, CAPITAL IMPROVEMENTS, AND REBURBISHMENT**INVESTMENT PLAN**

Proposer _____

Summary descriptions and estimated dollar amounts are to be listed on this form. Greater details of each item in each category 1, 2, and 3 are to be included as part of the written proposal, labeled to coincide with the respective categories and amounts entered below.

Each are subject to all standards set by the City of Los Angeles Department of Building and Safety (LADBS) to comply with the Americans with Disabilities Act (ADA).

1. FURNITURE, FIXTURES AND EQUIPMENT (FF&E) OFFER

List the FF&E proposed along with their approximate value and timeline.

FF&E you propose are to make the food and beverage concession fully functional as proposed.

Areas include but are not limited to: equipping the commercial kitchen and preparation areas; shelves for storage rooms and optional walk-in cooler(s); dining room furniture (counter seating too if proposed in your design input); wet bar/lounge with seating at the bar; special events space (banquet room tables, chairs, dance floor, decor); areas if designed for a coffee counter with grab-and-go sales; and FF&E necessary areas for the office/money room, etc.

2. CAPITAL IMPROVEMENTS OFFER

List proposed improvement projects (e.g., added service patios, remodel of the halfway house or the cabana bar at the driving range).

List their approximate value to complete and timeline.

It may include new construction or a remodel of existing.

3. REFURBISHMENT OFFER

Refurbishment due by year nine (9) of the initial term.

May include paint, flooring, upgrading heavily used equipment, etc.

Do not list regular maintenance that is required by the concessionaire on the concession premises and equipment regardless if install or provided by the concessionaire or by the City.

List their approximate value.

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1. Proposed FF&E including smallware and installation of Wi-Fi service \$_____ (A)

<u>Description</u> (example: Kitchen)	<u>Amount</u>
(example: Dining Room)	
(example: Wet Bar)	
(example: Special Events Space)	

2. Proposed Capital Improvements. \$_____ (B)

<u>Description</u>	<u>Amount</u>

3. Proposed Refurbishment of the Concession Areas by year 9. \$_____ (C)

<u>Description</u>	<u>Amount</u>

Total Investment Commitment (add A - C above) = \$ _____

Signature of Authorized Person: _____ Date: _____

Printed Name: _____ Title: _____

This form must be signed by an authorized representative of the proposing entity.