

BOARD OF COMMISSIONERS

**RENATA SIMRIL**  
PRESIDENT

**LUIS SANCHEZ**  
VICE PRESIDENT

**TAFARAI BAYNE**  
**MARIE LLOYD**  
**BENNY TRAN**

**TAKISHA SARDIN**  
BOARD SECRETARY  
(213) 202-2640



**KAREN BASS**  
MAYOR

**JIMMY KIM**  
GENERAL MANAGER

**MATTHEW RUDNICK**  
EXECUTIVE OFFICER

**CATHIE SANTO DOMINGO**  
ASSISTANT GENERAL MANAGER

**BRENDA AGUIRRE**  
ASSISTANT GENERAL MANAGER

**CHINYERE STONEHAM**  
ASSISTANT GENERAL MANAGER

(213) 202-2633

September 25, 2025

REQUEST FOR PROPOSAL  
RANCHO PARK GOLF COURSE FOOD & BEVERAGE CONCESSION  
(RFP# CON-G25-003 )

QUESTIONS & ANSWERS #1

1. Q: Is this a historical building where additional guidelines must be followed?  
A: No, the Rancho Golf Clubhouse is not designated as a historical building.
2. Q: Are all hazardous materials removed from the food and beverage areas?  
A: Yes, hazmats have been completely removed.
3. Q: Because there's a lot of brick walls, is there an earthquake report available for viewing?  
A: The building is reinforced masonry. No earthquake report is needed.
4. Q: What is the number of parking spaces in the parking lot?  
A: There are 274 total spaces (10 being Disabled Person Parking Spaces).
5. Q: Is there a Conditional Use Permit (CUP) for the Rancho Golf Clubhouse?  
A: Since the clubhouse is part of Recreation and Parks (RAP) property, RAP properties are exempt from CUP. No CUP is needed.
6. Q: What will be the available electrical amps for the restaurant?  
A: RAP will provide 800 AMP service dedicated to the Food & Beverage Concessionaire spaces.
7. Q: Operation of both the Rancho Golf Halfway House at the start of the 12<sup>th</sup> tee and Cabana Bar by the driving range is required as part of the food & beverage concession operation. Do either have a grill and hood?  
A: No; however, the halfway house is conducive to warming hot dogs and could also offer cold "grab and go" items prepared from the restaurant. The Cabana Bar is in close proximity to the restaurant and could offer prepared food from the restaurant kitchen.



8. Q: Are there additional plans available of the concession area showing existing interior walls and which ones will be removed?

A: Yes, see newly added file “Renovation Demo Plan - Rancho Clubhouse Concession Area” for existing conditions and which existing interior walls will be removed. Note RFP file “Site Plan – Rancho Clubhouse Concession Area” which shows the shaded and defined boundary area for the food concession space.

9. Q: What is the attendance at the Rancho Golf 9-Hole Course and Rancho Golf Driving Range over the past years?

A: The Rancho Golf 9-Hole Course is measured by rounds of golf played. Whereas use of the Rancho Golf Driving Range can only be measured by bucket of balls sold. Note: It's unknown how many persons may share a bucket of balls.

	Rancho 9 Rounds	Range Buckets
FY 2020	41,146	71,686
FY 2021	75,482	142,160
FY 2022	63,909	154,271
FY 2023	57,118	136,650
FY 2024	60,432	162,277
FY 2025	60,345	159,601

Fiscal year is based on July 1 – June 30.

10. Q: Will the mandatory Pre-Proposal Meeting on Zoom be repeated?

A: See **Addendum 9.19.25 – RFP Exh A\_Important Dates and Locations.**

11. Q: Will the due date for proposal submissions be extended?

A: See **Addendum 9.19.25 – RFP Exh A\_Important Dates and Locations.**

12. Q: Will the questions deadline be extended?

A: See **Addendum 9.19.25 – RFP Exh A\_Important Dates and Locations.**

13. Q: Will there be another tour of the Rancho Golf Clubhouse?

A: See **Addendum 9.19.25 – RFP Exh A\_Important Dates and Locations.**