

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

October 9, 2025

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

QUESTIONS & ANSWERS #2

1. Q: What is Phase 1 and Phase 2 of the Rancho Golf Clubhouse renovation project and what's included in the Recreation and Parks (RAP) \$4M spend on the concession area?

Answer:

- Phase 1: construction of the lobby, restrooms, pro shop, golf offices, conference room, mechanical rooms
- Phase 1: clay tile roof, exterior doors/windows throughout the clubhouse.
- Phase 1: fire sprinkler system for the entire building.
- Phase 1: water and wastewater service for the entire building.
- Phase 1: HVAC equipment to accommodate the entire building and ducting for the "RAP/public space" areas of the building only. Ducting will terminate near the start of the food & beverage concession space. The selected proposer's design is to include HVAC duct work within the food & beverage concession under Phase 2.
- Phase 1: A grease trap for the restaurant is also included in Phase 1 - 1000g capacity to be located at the southwest corner of the building, installed into the ground with piping stub out.
- Phase 1: **only** includes everything necessary for Building & Safety to issue a Certificate of Occupancy which includes all electrical, HVAC, grease interceptor, and all stub outs.
- Phase 2 is completion of the concession space based on the final design resulting from the collaboration of RAP and the selected operator utilizing RAP's entire \$4M spend. Walk-in coolers would be included in this spend.



- The Phase 2 \$4M RAP spend is not money the food & beverage operator may spend with their own contractors. It is money to be spent by RAP on the contractor selected and on contract with RAP who gets the restaurant build out project.
2. Q: What is the timeline for Phase 1 of the Rancho Clubhouse renovation?
A: RAP anticipates awarding the construction project by the end of the year, with construction starting sometime in January 2026, and construction duration estimated for 12 months.
 3. Q: What is the timeline for Phase 2 of the Rancho Clubhouse renovation?
A: Unknown. At end of October **2026** when Plan Check is anticipated to be complete, RAP will have a better idea.
 4. Q: Is the lower level “basement space” on the south-east corner (1 entrance with 4 very small inner rooms) included in the concession premises for office or storage?
A: No, the basement space is not included for use by the food and beverage concession operator.
 5. Q: Can we submit under our current company, ABC Widget Co., and form a new entity if we’re awarded? If selected, we’ll form the new entity and re-file all entity-specific compliance items in that name before contract execution.
A: All proposals must be submitted on behalf of the entity that intends to enter into the agreement with the City.
 6. Q: Is there currently an ABC Type 47 License for this Rancho Park Golf Course food & beverage concession and is it transferrable? What are the boundaries of this liquor license?
A: A Type 47 License ("On-Sale General - Eating Place" license that permits a restaurant to sell beer, wine, and distilled spirits) is currently in place and held by the current food & beverage operator. The license is non-transferable to another address. RAP requires the new concession operator to transfer the ABC license through direct coordination with the current holder; or file for the license via the ABC application process with support documents from RAP (including a copy of the concession agreement with the new concession operator and a letter of support from RAP).

It is RAP’s understanding that holding the ABC license at Rancho Park Golf Course located at 10460 W. Pico Blvd, Los Angeles, CA 90064 is inclusive to providing alcoholic beverage at all service points sharing that address: the restaurant, halfway house, cabana bar, out on the golf course, and the Rancho 9-

hole 3-par course. However, proposers should inquire with the State Alcoholic Beverage Control office.

7. Q: Can we modify plans on the golf clubhouse public restroom amenity counts?
A: No, but know that RAP plans to include the following: one (1) Men's restroom featuring 2 stalls, 1 urinal, 2 sinks; one (1) Women's restroom featuring 3 stalls, 2 sinks; four (4) Unisex restrooms featuring 1 stall, 1 sink; and one (1) Family restroom featuring a changing table plus 1 toilet and 1 sink. (One of the Unisex restrooms is located in the Pro Shop.)
8. Q: What type of roof will the golf clubhouse have?
A: Clay tile.
9. Q: Is any earthquake reinforcement planned?
A: Reinforced masonry
10. Q: For the restaurant HVAC, what is the minimum gas supply?
A: A 3-inch gas line is coming to the building. The rest of building does not require gas; therefore, the food & beverage concession may use this entire gas line.
11. Q: For the restaurant will water and wastewater be installed under Phase 1?
A: See Question 1.
12. Q: Will a grease interceptor be installed for the restaurant concession under Phase 1?
A: Yes, with specifications to pass health department code requirements. Also see question 1.
13. Q: What improvements will RAP be doing to the "basement" (Level B1 on the site map)
A: It's currently undecided, but note this area will not be for food and beverage concession use.
14. Q: Will RAP cover ADA access compliance for the restaurant and sidewalk ramps?
A: Yes
15. Q: Will RAP cover ADA access compliance for sidewalk ramps and access at the restaurant?
A: Yes
16. Q: Regarding the \$4M of RAP capital available for Tenant Improvements (TIs) what are the conditions, timing, and draw procedures?
A: RAP has allocated \$4M for the build out of the concession space and will directly pay the contractor. Also see question 1.

17. Q: Are past Certificate of Occupancy documents available?

A: Yes. They have been scanned into a batch as a PDF file and posted.

18. Q: Will you provide plans that show the previous layout and usage of the entire clubhouse building, specifically: architectural plans, structural plans, mechanical plans, electrical plans, plumbing plans, and civil drawings or utility drawings?

A: No. None of those plans reflect current conditions of the clubhouse.

19. Q: What condition of the building can we expect when the building is turned over to the food & beverage concession operator?

A: The areas for lobby, restrooms, pro shop, golf offices, conference room, mechanical rooms will be complete; including for the entire building, the roof, exterior doors and windows, fire sprinklers, HVAC equipment (with ducting on the non-restaurant side); grease trap installed, and plumbing/electrical/gas/sewer lines stubbed out for the restaurant concession. Plus, have Certificate of Occupancy for the non-food & beverage side.

20. Q: Does the concessionaire have access to the outdoor space around the restaurant for use for special events that can be tented? If so, is there a permit required per use or is it implied as a useful space for the restaurant?

A: Proposers may include use of the outdoor space in their response to the RFP. Any use of the outdoor space will be subject to RAP approval.

21. Q: The golf course hours are 6 am - 9 pm daily, year-round, however, I believe the required operating hours are opening 15 minutes before sunrise with closing at sunset with the option to stay open until 10:30 pm. For the proposal, I need to know if the opening hours are set at 5:45 am daily or if they are going to fluctuate throughout the year.

A: The hours will fluctuate throughout the year based on sunrise and sunset.

22. Q: Is the building at the 9 Hole Golf Course open to the public? If so, is it open/accessible 24 hours daily? Or is it only accessible during course hours to golfer?

A: The only building at the 9-hole course is the Golf Starter and restroom building. The starter and restrooms are open from sunrise to sunset daily.

23. Q: To demonstrate the proposing entity's experience and knowledge of design or renovation, is it acceptable to rely on the experience of a consultant member of the team, as long as that entity is on the team org chart?

A: Yes, that is acceptable.

24. Q: May the food & beverage concession operator utilize the outdoor space under the clubhouse roof overhang on the driving range side, seen in drawing *Site Plan - Rancho Clubhouse Concession Area*, page 2, the area between A-C and 4-8?

A: RAP can allow the food & beverage concession operator to use space A-C and 5-8 (not 4-8) for additional restaurant service, where tables and chairs are supplied by the concession operator, but cannot impede/block the flow of pedestrians entering and exiting the clubhouse and restaurant.

25. Q: May the food & beverage concession operator utilize the outdoor space southwest of the loading dock?

A: Proposers may include outdoor spaces in their response to the RFP. However, any use of outdoor space is subject to RAP approval.

26. Q: Will RAP create any additional paved areas the food & beverage concession operator may service?

A: Yes, on the driving range side of the clubhouse RAP has plans to add "concrete pads" for golfers to sit and rest in the shade. RAP is to provide the tables, chairs and umbrellas. The food & beverage concession operator may post a QR code at the table(s) for a menu, ordering, and provide food & beverage service to the table(s).