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DATE: August 17, 2023

SUBJECT: OPERATION OF BANNING'S LANDING COMMUNITY CENTER

Pursuant to the aforementioned Request for Proposals (RFP), all proposers were to submit any questions regarding this RFP by no later than 3:00 p.m. on Monday, September 4, 2023. Questions were to be submitted in writing, and all questions and responses were to be posted on [the Department's website](#) and www.rampla.org.

Below is a list of questions received from proposers, and the Department's response:

1. Q: Would you please share the engineer's estimate for the above project?

A: This project does not require an engineer's estimate.

2. Q: Will the Port be providing a microwave and refrigerator?

A: To be discussed with successful proposer. But if proposal requires microwave and refrigerator than likely yes.

3. Q: What are the LAFD Occupancy #'s as of today?

A: The Multipurpose room (downstairs) – Standing only is 428 occupants, seated is 205 occupants. The Dance room (2nd floor) is 48 occupants. Occupant capacity certificates will be posted in their respective rooms prior to the start of operations.

4. Q: Please provide utility estimates for the building.

A: Estimates provided are for February 2020, when the building was last used for normal operations. The electrical bill for February 2020 was \$2,223.47, water and sewage was \$413.95. The total amount for the month was \$2,637.42.

5. Q: What is meant by "Net free rent" in the RFP?

A: Net free rent" is mentioned in Section 2.1, first paragraph of the RFP. Net free rent refers to a waiving of rental fees. This does not include operational costs, interior maintenance, or utilities. Maintenance and utilities will be negotiated once an operator is selected.

6. Q: Will umbrellas for shading be added to the exterior tables in front of the building?

A: No, but per Engineering there will be connections where one could attach an umbrella.

7. Q: What is meant by, “Surplus funds to compensate the Harbor Department”, within the RFP?

A: Surplus funds to compensate the Harbor Department”, is mentioned in Section 3.4, Item 8 of the RFP. Surplus funds refer to revenue after operation expenses are paid to operate the facility. Harbor Department and Operator will negotiate an equitable percentage split of surplus funds depending on the projected amount, sources and annual consistency.