



MANATEE COUNTY FLORIDA

DATE: **January 20, 2010**

TO: **All Proposers**

RE: **Request For Proposal (RFP) #10-0620-MA
Concessions at County Facilities on Coquina Beach**

ADDENDUM #2

The following items are issued to add to, modify and clarify the original Request For Proposal document. Proposals are to be submitted on the specified time and date due, in conformance with the additions, clarifications and revision listed herein. Responses are provided to the following questions:

1. **Q: Is there hookup to septic or sewer system for the pavilions?** *(Submitted by Sunrise-Sunset Concessions Inc.)*

A: No.

2. **Q: Does Manatee County have a contractual obligation to any named sponsors:** *(Submitted by United Park Services, Inc.)*

A: The Parks and Recreation Department has not established any contractual agreements with any named sponsors at this time.

3. **Q: Does the Manatee Beach Parks and Recreation Department or either facility have a specific "mission statement"?** *(Submitted by United Park Services, Inc.)*

A: The mission statement of the Recreation and Parks Department is:
"To Create Lifelong Memories For You By Offering Diverse Leisure Activities in a Safe and Beautiful Environment that will Enhance Your Quality of Life in Manatee County"

4. **Q: Is the hand delivery address for the RFP response the same as the mail delivery address: Manatee County Purchasing, 1112 Manatee Ave. W., Suite 803, Bradenton, FL 34205?** *(Submitted by United Park Services, Inc.)*

A: Yes.

Mailing Address: P.O. BOX 1000, Bradenton, FL 34206

Street Address: 1112 Manatee Ave W, Bradenton, FL 34205 * PHONE: 941.749.3014 * FAX: 941.749.3034

Financial Management Department, Purchasing Division * www.myanatee.org

5. **Q: Page 28 of RFP #10-0620-MA indicates the cleaning and maintenance of bathrooms as an "optional service". Verbal indication at the meeting of 1/13/10 was that it is a requirement of the contract, please clarify.** *(Submitted by United Park Services, Inc.)*

A: It is not mandatory that the proposer add cleaning and maintenance of restrooms to their offer. Offering or not offering this service in your proposal is solely at the choice of the proposer.

6. **Q: For Page 18 of RFP 10-0620-MA, please clarify Item B06, Item 6 where it states "including the level of detail in B04 Item 5."** *(Submitted by United Park Services, Inc.)*

A: This is the Proposal including capital investment. A five (5) year projected budget for this Proposal is requested, including the additional detail to be provided:

1. State the amount due monthly as the base payment to Manatee County.
2. State the percentage of total gross sales up to \$1,000,000 per annum that is to be paid to Manatee County in addition to the monthly payment.
3. State the percentage of total sales over \$1,000,000 per annum that is to be paid to Manatee County in addition to the monthly payment.

7. **Q: I would like to request the following information as soon as possible: 1) name and corporation on present contract, 2) What is present rent or payment you receive, 3) who pays electric – gas- garbage, 4) how many parking spaces.** *(Submitted by Sunrise-Sunset Concessions, Inc.)*

A: 1) Mike Whelan, Policy Program Coordinator for Manatee County Parks and Recreation has the historical information available for review. Mr. Whelan may be reached at 941-721-5923. 2) See item 8 of this addendum; 3) Electric, propane gas and garbage fees are paid by the Contractor. 4) The parking lot is a shell based surface without striping. The number of parking spaces can be estimated, however the public determine capacity based upon the alignment of the parked vehicles.

8. **Q: What is the current monthly fee being paid to the County?** *(Question asked at Information Conference)*

A: \$17,900 per month plus \$1,500 per month flat fee for Beer and Wine license; however, it must be noted that these figures cover both Manatee and Coquina Beach Concessions. Note: There is no current beer and wine license at the Coquina Beach facility.

9. **Q: Will the County provide for the installation and payment of the hood system at the Coquina Beach location?** *(Submitted by United Park Services)*

A: There are no plans to replace the hood system. Also see item 14 of this addendum.

10. **Q: Can we be provided with a copy of the construction shell plan to properly determine build out costs?** *(Submitted by United Park Services)*

A: Attached are the current site plans and floor plans in PDF. The specific construction plan has not yet been developed other than the limitations stated on page 24 of this document. It is anticipated that the construction plans may be finalized in the Spring of 2010. The design will be reviewed and, based upon the selected proposers' capital investment, may be negotiated to facilitate both the County renovations and the selected concessionaires' proposed investment in the structure.

11. **Q: At what stage in the permitting process is the County with the demolition?** *(Question posed at Information Conference)*

A: The County is in the process of preparing applications to the applicable permitting agencies. The goal is to apply for State permitting in February, 2010.

12. **Q: Are the cooking facilities gas or propane?** *(Question posed at Information Conference)*

A: Propane.

13. **Q: Can beer and/or wine be offered here?** *(Question posed at Information Conference)*

A: You will need to perform your due diligence and investigate city ordinances and local rules and laws. If this is included in your proposal, details on your confirmed means of obtaining the local licensing, specific revenue projections and the proposed income sharing with the County must be specified.

14. **Q: When the building is leveled, will the hood be put back in.** *(Question asked at Information Conference)*

A: No. There are no plans to retain the existing hood or to replace it as part of the County renovation. The proposer is to determine what size/type hood is needed to protect the size/type of equipment he/she proposes to install. This is a budget item to be included in your proposal.

Addendum two
Request For Proposal (RFP) #10-0620-MA
Concessions at County Facilities on Manatee Beach
January 20, 2010
Page four of four

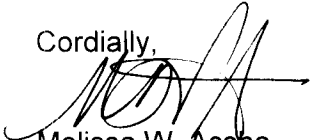
15. **Q: Will the stone picnic tables stay or go?** (*Question asked at Information Conference*)

- A. They will be demolished during the construction and are not salvageable. Proposers are to consider investment in appropriate tables and seating for this facility. This is a budget item to be included in your proposal.

The deadline for clarification requests was established to maintain fair treatment for all potential proposers. No additional questions will be considered at this time.

Proposals are to be prepared as instructed in this Request For Proposals and shall be received at Manatee County Purchasing Office, 1112 Manatee Avenue West, Bradenton, Florida, FL 34205 until **4:00 P.M., Friday, January 29, 2010.**

Cordially,



Melissa W. Assha
Contract & Buyer Manager

Attachments:
Coquina Beach Concession Drawings in PDF format

- IRON ROD SET
(5/8" LB # 2230)
- 5/8" IRON & CAP FOUND
(LB #2230, UNLESS OTHERWISE N)
- ◎ NAIL & DISK
(LS 1324, UNLESS OTHERWISE N
- 4" x 4" CONCRETE MONUMENT (S
- 4" x 4" CONCRETE MONUMENT (FO
- (F) FIELD DATA
- DEED DATA
- ORB OFFICIAL RECORD BOOK
- D.B. DEED BOOK
- PB PLAT BOOK
- PG PAGE
- ESMT EASEMENT
- S.R. STATE ROAD
- POB POINT OF BEGINNING
- ◆ BENCHMARK
- ◆ UTILITY POLE
- ✎ FIRE HYDRANT
- OVERHEAD LINES
- TYPICAL SPOT ELEVATION

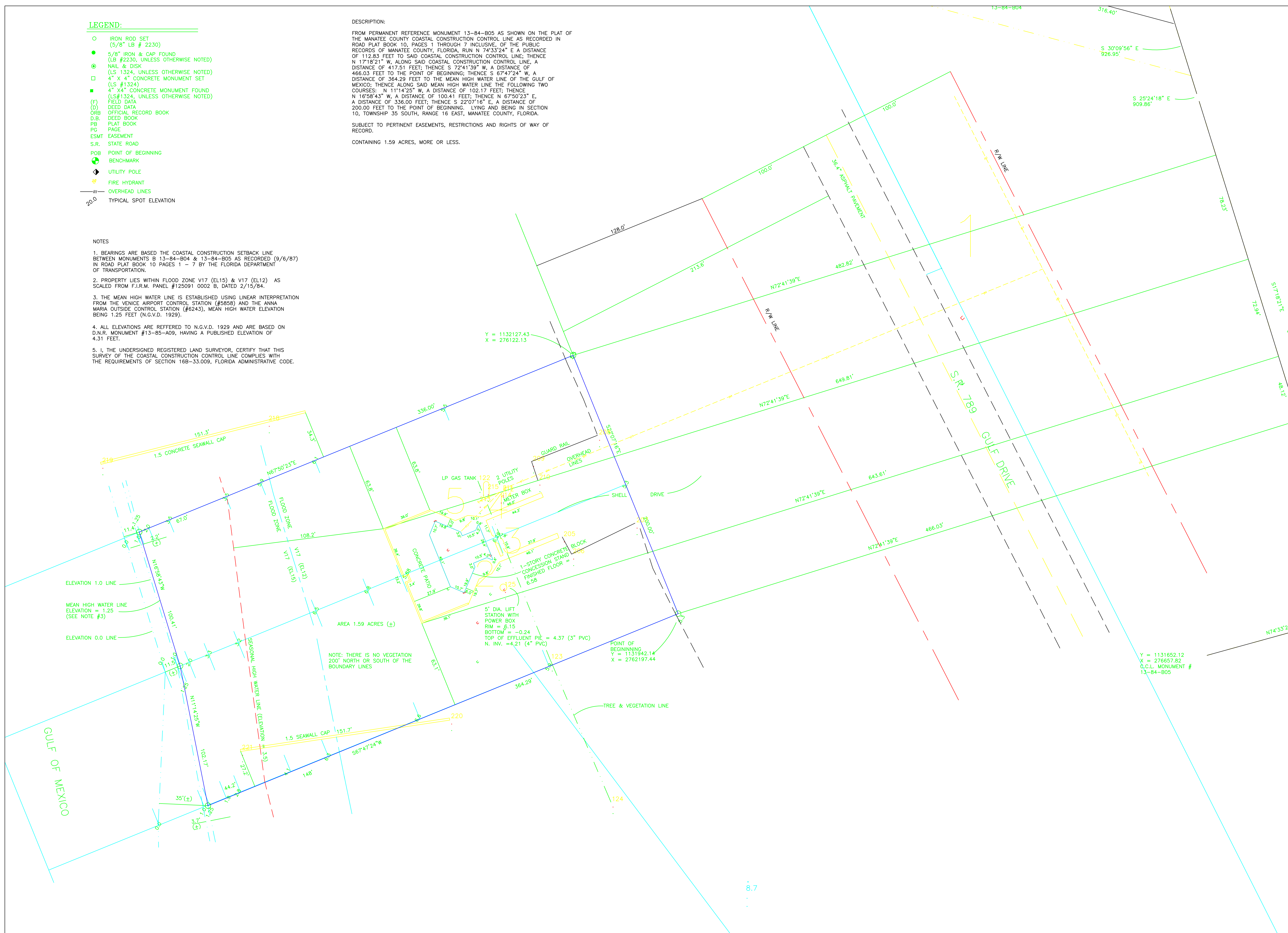
FROM PERMANENT FLOOD EASEMENT MONUMENT 13-84-805 AS SHOWN ON THE PLAT OF THE MANATEE COUNTY COASTAL CONSTRUCTION CONTROL LINE AS RECORDED IN ROAD PLAT BOOK 10, PAGES 1 THROUGH 7 INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, RUN N 74°33'24" E A DISTANCE OF 117'21"21" TO SAID MONUMENT, THENCE S 22°11'21" E A DISTANCE OF 117'21"21" W, ALONG SAID COASTAL CONSTRUCTION CONTROL LINE, A DISTANCE OF 417.51 FEET; THENCE S 72°41'39" W, A DISTANCE OF 466.03 FEET TO THE POINT OF BEGINNING; THENCE S 67°42'24" W, A DISTANCE OF 364.29 FEET TO THE POINT OF BEGINNING; THENCE S 89°00'00" E, ALONG THE GULF OF MEXICO, THENCE ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING TWO COURSES: 1. N 11°14'25" W, A DISTANCE OF 102.17 FEET; THENCE N 16°08'45" W, A DISTANCE OF 100.41 FEET; THENCE N 67°50'23" E, A DISTANCE OF 336.60 FEET TO THE POINT OF BEGINNING; 2. N 22°11'21" E, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTION 10, TOWNSHIP 35 SOUTH, RANGE 16 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD,

SUBJECT TO PERTINENT EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD.

CONTAINING 1.59 ACRES, MORE OR LESS.

1. BEARINGS ARE BASED THE COASTAL CONSTRUCTION SETBACK LINE BETWEEN MONUMENTS B 13-84-B04 & 13-84-B05 AS RECORDED (9/6/87) IN ROAD PLAT BOOK 10 PAGES 1 - 7 BY THE FLORIDA DEPARTMENT OF TRANSPORTATION.
2. PROPERTY LIES WITHIN FLOOD ZONE V17 (EL15) & V17 (EL12) AS SCALED FROM F.I.R.M. PANEL #125091 0002 B, DATED 2/15/84.
3. THE MEAN HIGH WATER LINE IS ESTABLISHED USING LINEAR INTERPRETATION FROM THE VENICE AIRPORT CONTROL STATION (#5588) AND THE ANNA MARIA OUTSIDE CONTROL STATION (#6243), MEAN HIGH WATER ELEVATION BEING 1.25 FEET (N.G.V.D. 1929).
4. ALL ELEVATIONS ARE REFERRED TO N.G.V.D. 1929 AND ARE BASED ON D.N.R. MONUMENT #113-85-A09, HAVING A PUBLISHED ELEVATION OF 4.31 FEET.
5. I, THE UNDERSIGNED REGISTERED LAND SURVEYOR, CERTIFY THAT THIS SURVEY OF THE COASTAL CONSTRUCTION CONTROL LINE COMPLIES WITH THE REQUIREMENTS OF SECTION 168-33.009, FLORIDA ADMINISTRATIVE CODE.



Facilities Management

1112 Manatee Avenue West
Suite 803, P.O. Box 1000
Bradenton, Florida 34206

FAX (941) 742-5880

[illegible]

COQUINA BEACH CONCESSION BUILDING
2650 GULF DRIVE SOUTH
BRADENTON BEACH, FLORIDA
EXISTING SITE PLAN

Project Number

Drawn by

Checked by	
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Date	02-22-94
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Revised by
D. Cushing

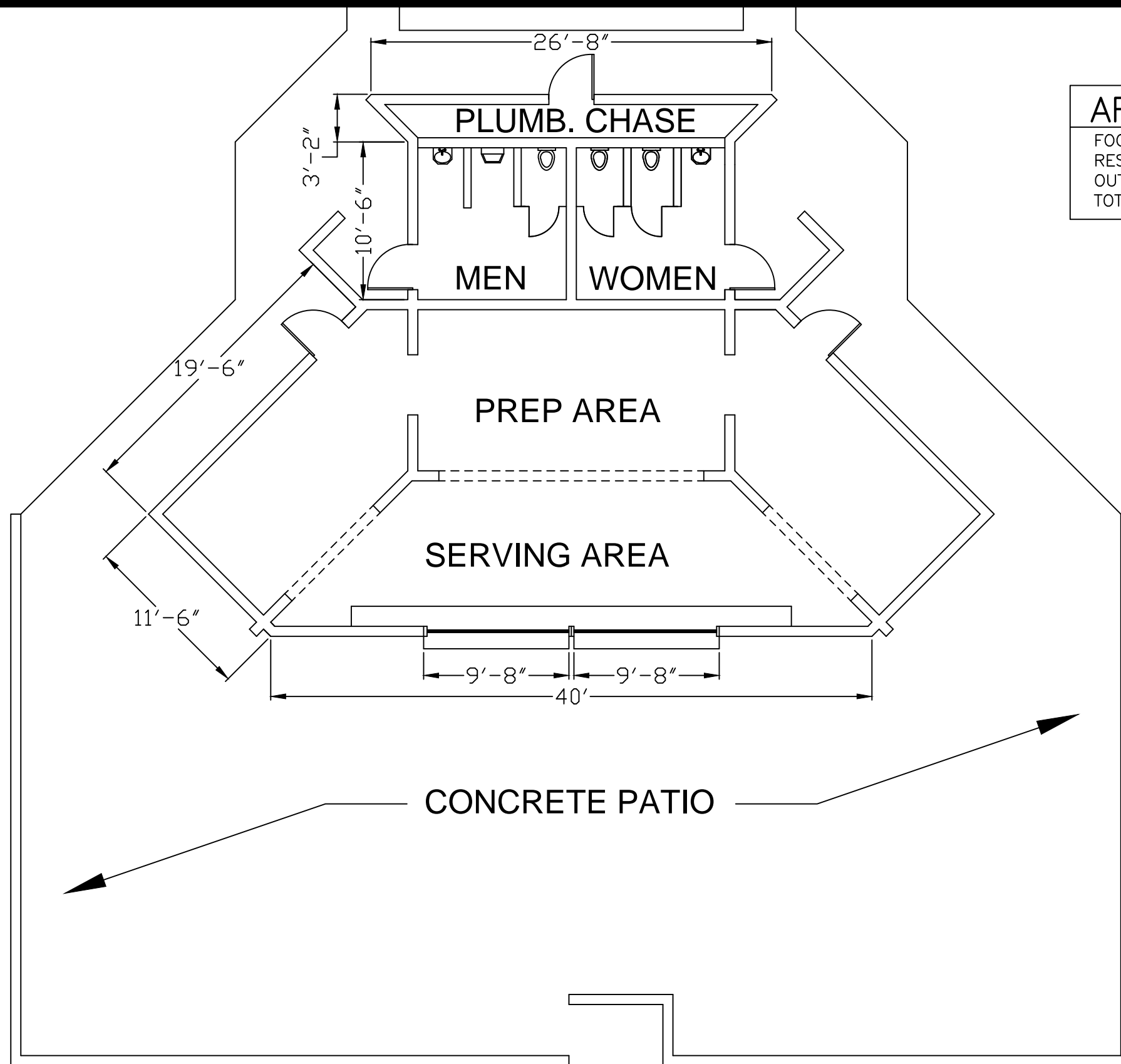
Date	11-01-09
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Scale $1'' = 30'-0''$

Set

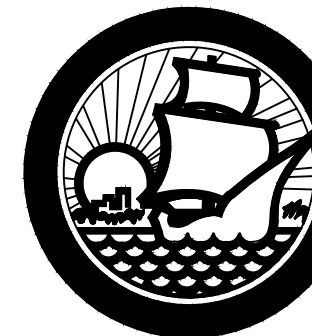
Drawing Number

COVER SHEET



AREA TABULATION:		
FOOD SERVICE AREA	=	905 SQ. FT.
REST ROOM AREA	=	205 SQ. FT.
OUTDOOR PATIO AREA	=	2,170 SQ. FT.
TOTAL AREA	=	3,280 SQ. FT.

MANATEE
COUNTY
GOVERNMENT



Property Manager

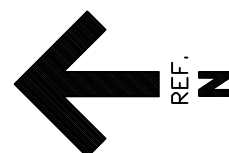
1112 Manatee Avenue W
Suite 868, P.O. Box 10
Bradenton, Florida 34201

COQUINA CONCESSION
3650 GULF DRIVE SOUTH
BRADENTON BEACH, FLORIDA
EXISTING FLOOR PLAN

Drawn by
DDC

Date
11-24-2009

Drawing Number



FLOOR PLAN

SCALE: 1/8" = 1'-0"

NOTE:

DIMENSIONS SHOWN ARE APPROXIMATE
AND SHOULD BE USED FOR TAKE OFF
PURPOSES ONLY. ACTUAL DIMENSIONS
SHALL BE VERIFIED IN FIELD.

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