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February 10, 2010

WOODLEY LAKES GOLF COURSE RESTAURANT CONCESSION  
REQUEST FOR PROPOSALS (RFP)

*ADDENDUM NO. 5*

The Woodley Lakes Golf Course Restaurant Concession RFP has been modified to reflect the following:

1. Section III, DESCRIPTION OF CONCESSION, is revised to include:

“The selected operator of this concession will be obligated to provide restaurant service, to include the sale of food, beverages, and the sale of liquor (subject to all legal requirements and obtaining of all necessary permits at the sole cost of the operator).”

2. Section IV.C, DEADLINE FOR SUBMISSION, is revised to read:

“To be considered, proposals must be received in the Office of the Board of Commissioners on or before 3:00 p.m. **Tuesday, March 23, 2010.**”

Note: Good Faith Effort (GFE) activities performed and documentation based on previous submission due dates of February 23, 2010, February 9, 2010, December 22, 2009 and November 10, 2009 will be acceptable.

3. Section V.A.6, CONCESSION IMPROVEMENTS, is revised to read:

**“6. Concession Improvements**

For each proposed concession improvement (required and optional), proposers must include:

- \_\_\_ An estimated timeline which details the design and construction aspects of proposed improvements;
- \_\_\_ Estimated down time;
- \_\_\_ Equipment, products or vendors to be used;
- \_\_\_ Operating alternatives for continuing service during construction, if feasible;
- \_\_\_ A cost of the specific proposed improvements; do not include costs for permitting, licensing, additional insurance, or any other approval costs.

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**Required Concession Improvements:**

The following required improvements are to be completed at the concessionaire's expense (including, but not limited to, all permits and licenses) within six (6) months of the execution of the Agreement. All improvements shall become the property of the City.

- 6.1    \_\_\_    Clean and/or paint interior walls of the Concession Facility to remove or cover unsightly stains and areas showing wear. Interior includes the dining rooms, bar and lounge area, and kitchen.
  
- 6.2    \_\_\_    Install new tables, chairs, and décor in the patio area.
  
- 6.3    \_\_\_    Refurbish and/or replace existing patio covering (wooden lattice).

Should the City exercise an option to renew the concession agreement, the selected operator must re-clean/or repaint the interior walls of the concession facility as stated above; and, re-floor (carpet or tile) the interior, including dining rooms and bar and lounge area, and banquet/meeting room area, within the first six (6) months of the option term.

Should the City exercise an option to renew the concession agreement, the selected operator must install new tables, chairs and décor in the dining rooms, bar and lounge area, banquet/meeting room area, and patio area within the first six (6) months of the second option term.

**Optional Concession Improvements:**

The following optional improvements are to be completed at the concessionaire's expense (including, but not limited to, all permits and licenses) within twelve (12) months of the execution of the Agreement by the concessionaire. All improvements shall become the property of the City.

- 6.4    \_\_\_    Proposers may propose additional physical improvements within the defined Premises (Exhibit A), that shall potentially improve the quality of the concession. If no additional improvements are proposed, so state in the proposal.

As part of the selection process, in conjunction with other proposal items, the Department will consider all concession improvements proposed, in addition to the required concession improvements listed in this section, which are conducive to the enhancement, safety, and increased revenue of the concession. Proposed concession improvements are considered conceptual at the time of evaluation and award, and are subject to negotiation and City approval prior to execution of the Agreement. Award of the contract shall not be deemed approval of the proposed improvements, and all laws, including, but not limited to, those requiring environmental review of projects, must be complied with before the successful proposer will be permitted to make any improvements to the concession.

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Proposers will be responsible for securing all permits, insurance, licenses, and other approvals required for the contractually obligated improvements; including all necessary approvals from the United States Army Corps of Engineers.”

All other terms and conditions of the RFP remain in full force and effect.