



County of El Paso Purchasing Department
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ADDENDUM 9

To: All Interested Proposers

From: Lucy Balderama, Inventory Bid Technician

Date: March 9, 2010

Subject: RFP #09-091, RFP - Long Term Plan and Utilization of all or Portions of Ascarate Park.

- **Bid opening has been extended to Wednesday, March 17, 2010 at 2:00 p.m.**

The Purchasing Department received questions relating to the above referenced proposal; the response to the following question:

The material in the attachments are the in-house drawings of the irrigation system and the purple pipe system and the data on our well production. The drawings are keyed to the map. The map shows the alphabetical keys that link the drawing to the location of the systems.

1. Could we have copies of the Plans Irrigation or Irrigation System?

We have in-house drawings for two fields. We are in the process of installing an irrigation system for the four softball fields at Joe C. Yarbrough. We can provide in-house drawings once the system is in place. Please view attachment s .A on the website at www.epcopunty.com click on Bids & More and click attachment A.

2. Could we have copies of the Map of the treated water pipeline?

We have an in-house rendering of the pipeline only. Please view attachment A on the website at www.epcopunty.com click on Bids & More and click attachment A.

3. Could we have copies of the Diagnosis of existing water pumps and record of cost or consumption?

We can only provide a one year of the pump information. Please view attachments A on the website at www.epcopunty.com click on Bids & More and click attachment A.

4. Could we have copies of the Topographic map of the park?

We do not have a topographic map.

5. Could we have copies of the Lifting plant and building facilities in the park?

We can provide as built plans on new structures only. Please view attachment A on the website at www.epcopunty.com click on Bids & More and click attachment A.

6. This refers to that building –is not included in the proposal? " The County leases a building known as the former Western Playland ticket in Ascarate Fishing Club. The fishing Club headquarters of fish in the park events Kids".

The County leases this building to the Ascarate Fishing Club. The Club has four one-year extensions on the building beginning on October 1, 2009.

7. Can we consider the use of this parking area when the County doesn't have activities?

Yes. The County will allow use of the parking area as long as it does not conflict with a County sponsored use.

8. At this point, we must understand that if our project estimates an investment above \$100,000.00, we need to follow this point? " If the proposal totals more than \$100,000.00 and over, the proposer shall furnish a certified cashiers check made payable to the County of El Paso or a good and sufficient bid bond in the amount of

5% of the total contract prices and execute with a surety company authorized to do business in the State of Texas. The bid bond must be included with the bid at the time of the opening."

Yes. If your proposal totals \$100,000.00 or more, a bid bond or cashier's check from a company authorized to do business in the State of Texas will be required upon bid opening.

9. Do we consider the Pool, Lakes, and Baseball fields as part of the proposal?

The County will consider any reasonable proposal that includes the pool, lake or ball fields. The County prohibits the use of motor boats on the lake.

10. What are the expectations of the County of El Paso in terms of revenue or profitability of the project like this? Could we have an idea?

The County has some restrictions on how it can structure any concession because of "safe harbor" provisions related to bond improvements at the park. These restrictions may not apply to the former Western Playland site as it was a discrete operation for many years and the County spent no significant bond funds on this specific area.

11. Can we consider some special support as free payment of water, energy and others like taxes(As A "impuesto Predial" in Mexico)?

All solicitations may propose a myriad of options to make this venture sustainable for the County and profitable for the vendor. A vendor may propose whatever requirements it may have of the County of El Paso as partners in this business relationship. All offers are subject to approval of the County of El Paso.

12. May we know the terms or conditions that have previously operated Concessions like this?

Western Playland Inc., in the last addendum and amendment to its contract, paid a sum equal to ten percent (10%) of the gross annual revenues derived by Concessionaire from the operation of the entire concession grounds inclusive of all original and expanded areas of concession.

13. Please clarify; "The County contracts with a concessionaire to manage a small concession that includes canoe and paddleboat rentals."

The County is soliciting a concessionaire to replace the previous concessionaire at the Blue Gill, the snack bar at the park. This concession includes boat and canoe rentals.

14. Do we need to be on the Vendors list before we submit the proposal?

No. Please submit proposal even if you are not a registered vendor on our County Vendor list.

15. Are there any stipulations with the County about serving alcoholic beverages?

The County prohibits alcohol consumption in the park except during special events. For those events, the host organization pays a per day rental fee, must fence the area where alcohol is consumed, obtain a TABC permit, and have security on premises. The County permits its golf course concessionaire to sell alcohol at the clubhouse.

16. Is the amount for the concession entirely up to us and determine based on our sales or do you all have a minimum lease payment?

The proposer shall make an offer for the County's consideration based on a business plan.

17. On the checklist it calls for the signing of the Bidding Schedule? Can you clarify?

It would be the PROPOSAL SCHEDULE on page 2.

18. May the proposal be made by a Mexican company or a person or group of people?

The proposer must be a business entity recognized in Texas (individual, partnership, corporation, etc) and they must be authorized to conduct business in Texas and in good standing with the Secretary of State and Texas Comptroller.

19. The pages that make up our proposal must each be signed?

Only the pages indicated that must contain a signature.

20. What kind of concessions and their features are currently on the Ascarate Park?

We have a concession at the golf course and are seeking a concessionaire for the park.

21. Where can I find the attached Cash Flow Projection Worksheet?

The worksheet provided is to project start up costs. A cash flow projection worksheet is available as attachment 1 on the website at www.epcopunty.com click on Bids & More and click attachment 1.