

## QUESTIONS AND RESPONSES

### REQUEST FOR PROPOSAL FOR RESTAURANT AND EVENT / CATERING / SUPPORTING USES LOCATED AT THE MANHATTAN CASINO

In connection with the Request for Proposal issued by the City of St. Petersburg on October 20, 2016, the following questions have been received by Noon on 11-28-2016. Below are the responses to said questions.

1. **Question:** *Is there any kitchen equipment still there?*

The City expects all remaining furniture and equipment to be removed by the former tenant by mid-November.

2. **Question:** *What is the reason behind moving back the target dates and the dates for the proposal submittals?*

As the City expects the remaining furniture and equipment to be removed by mid-November, the City has modified the walk-through and RFP schedule to follow the removal in order to offer the most accurate representation of the premises.

3. **Question:** *Is there a list of equipment that the city can provide at this time it will be included with the building or with any rental of the building?*

The City does not have a list of equipment that will be included with the building to provide. The City expects all remaining furniture and equipment to be removed by the former tenant by mid-November. Rental requests for the second floor space should be directed to Lauren Kleinfeld at 727-892-5708 or [lauren.kleinfeld@stpete.org](mailto:lauren.kleinfeld@stpete.org).

4. **Question:** *Would it be possible to see the bldg before the proposal is due.*

The City offered a walk-through of the building on November 18<sup>th</sup>, 2016.

5. **Question:** *What type of funding is available for remodeling and or changes?*

The City has not committed any funds for future changes. Include such requests that Responder considers necessary in its proposal.

6. **Question:** *-Section 6 –Utilities – does the current arrangement provide for separate metering/billing of utilities – electric, gas, water, telephone, cable – for the upstairs and downstairs? If not separate meters or service for these utilities, is there a suggested way that utilities be split between upstairs and downstairs? Are there separate A/C units for the upstairs and downstairs?*

Presently, electric service and HVAC are separate for each floor, with the ancillary building being supplied by the second floor. If the successful Responder only occupies the first floor, the unseparated utilities, including but not limited to water and the fire panel/sprinkler system, will be separated or negotiated.

7. **Question:** *Are past utility bills, especially for electricity, available for review by bidders. If not, please make public the tonnage of the A/C units serving the upper and lower sections.*

The City's recent electric costs for the vacant building are as follows:

- July/Aug 2016: 1<sup>st</sup> Floor – \$1,132.42, 2<sup>nd</sup> Floor - \$3,034.28
- Sep 2016: 1<sup>st</sup> Floor – \$466.69, 2<sup>nd</sup> Floor - \$1,792.38
- Oct 2016: 1<sup>st</sup> Floor – \$ 524.62, 2<sup>nd</sup> Floor - \$2,195.63

The tonnage count of the HVAC system is as follows:

- Two Carrier Units (5 Tons each) serve ancillary building 1<sup>st</sup> floor and 2<sup>nd</sup> floor lobby
- Two AAON Units (31 Tons each) serving the 2nd Floor
- 6 Goodman Units (5 - 5 ton units and 1 - 4 Ton Unit) serving the 1<sup>st</sup> Floor

8. **Question:** *8.3.- Proposed lease terms - If the response is for the lower floor only, would the Base Rent be one-half, or \$1,500 /month? If not this figure, could you supply us with a Base Rent for the downstairs portion and the logic for same. The RFP asks for a minimum of \$3,000 pre month for the entire facility.*

Responders should respond as they see appropriate in their respective proposals.

9. **Question:** *8.8. Detail of any assistance - The RFP mentions SBE and MBE businesses are encouraged to respond. Is there any assistance available to SBE/DBE's in the RFP process or in the Responder's proposed business plan - such as: waiving/postponing to post-bid any requirements/certifications, deferral of rent for an initial period, access to City loan/financing sources, etc.?*

The City has not committed any funds at this time. Include such requests that Responder considers necessary in its proposal.

10. **Question:** *8.10. Estimated renovation/build out.....costs - Which items of equipment/fixtures are to remain with the building for the use of the Responder? Specifically, the "dumb-waiter" and the ventilation hoods in the kitchen: do they stay? Are they operable? Other items are labeled "not to remain/not property of City" - can you supply a list of this equipment and contact information if they are available for sale?*

The City's Legal department has advised the hood system and dumb-waiter are part of the Premises. Their functionality is unknown at this time. Per Legal, the following items are not part of the Premises, including but not limited to: (1) Soda dispenser marked Coca-Cola, (1) Coffee Maker with pots, (1) Soda syrup pump, (1) Ecolab ES-2000 Washer and

Dispensing canister, (1) Soda Dispenser Model 16-1321, (1) 4 Shelf shelving unit, (1) Podium, Multiple carbon dioxide canisters for soda dispenser(s), (1) Gold Peak Ice Tea machine, (1) 8' rolling table/cart, Multiple broken window shades. The City has no information on the availability of the items that are not part of the Premises.

- 11. Question:** 10.1. Real Property taxes - Responder is liable for \$34,230 of Property Taxes per the RFP. If the bid is for the restaurant portion only, what is the % of the taxes that apply to the lower portion only? May we assume 50%, since the two floors split the square footage almost evenly? Will it be possible for a successful bidder to request a review of the property evaluation of \$1.5 million for property tax purposes, after the bid is awarded?

Valuations and corresponding property taxes are established by Pinellas County and will be dependent upon the selected Responder's commercial use of the property.

- 12. Question:** 10.2. Payment of all utilities - Please see Section 6, above, re: utility obligations and supply/metering options for the lower floor/restaurant portion only. We assume that a bid for the lower floor only that there is provision for supply, metering, and billing for this portion only.

Presently, electric service and HVAC are separate for each floor, with the ancillary building being supplied by the second floor. If the successful Responder only occupies the first floor, the unseparated utilities, including but not limited to water and the fire panel/sprinkler system, will be separated or negotiated.

- 13. Question:** 10.3. Maintenance of the grounds - We assume that there will be a mutually-agreeable joint agreement with the City or with an eventual upper-floor tenant as to the maintenance of the buildings and grounds, and the mutual rights of multiple tenants for shared use of parking in other common areas. Is this correct? Are their terms of such an agreement that we should be aware of in preparing our bid?

Lease negotiations will be dependent upon the results of the successful Responder(s). Accordingly, no specific terms have been identified and Responders should respond as they see fit in their respective proposals.

- 14. Question:** 10.5. Maintenance of all systems - The RFP alludes to contracts with service companies for HVAC, elevator, security, and alarms. If these are currently City contracts, we would appreciate a list of these suppliers with contact information, and current charges. Again, since we are contemplating a response for the lower floor only, are there separate systems for each floor that will allow for separate contracts?

The City's current contract costs are below, however, it should be noted that the costs are specific to the City may not be indicative of Responder's cost. The HVAC is separate to each floor.

<b>Monthly Recurring Charges</b>			
<i>Qty</i>	<i>Charge</i>	<i>Cost Per</i>	<i>Total</i>
3	Security/Fire/Elevator Telephone Lines	\$ 30.00	\$ 90.00
1	Elevator service contract	\$ 175.00	\$ 175.00
1	HVAC service contract	\$ 810.00	\$ 810.00
1	Security Monitoring	\$ 35.00	\$ 35.00
<b>Total:</b>			<b>\$ 1,110.00</b>

- 15. Question:** 10.6 - Twelve (12) annual City use days - Does this apply to only the upstairs portion of the property if the response is for the lower/restaurant area only? Is it a reasonable assumption that the lower/restaurant portion of the property may be in operation and sharing the parking/grounds during these City-use days?

Yes on both questions.