

PORT SAN LUIS HARBOR DISTRICT
REQUEST FOR PROPOSALS
FOR
Retail/Wholesale Fish Market

Addendum
Posted January 19, 2018

- 1) Question: I could not find a minimum rent being asked for that lease. Am I missing something?
Response: *Minimum Monthly Rent information can be found on page 2 of the RFP, it states: Minimum Monthly Rent Bid: Minimum Monthly Rent will be negotiated.*

- 2) Question: Why this was left out of the fish market RFP? Was this a staff recommendation, or did the board ask for a minimum rent to not be included in the RFP? If I remember correctly, there was clearly a minimum rent in the RFP for the icehouse.
Response: *The RFP was assembled by staff utilizing the information provided in a previous draft of the Retail/Wholesale Fish Market. There was not a directive provided by the current Harbor Commission to not have a set Minimum Rent provided in the RFP. However, the RFP and its' contents were reviewed and approved by the Harbor Commission. Each RFP is considered its' own individual document and the contents may vary from RFP to RFP; therefore, the contents in the Ice House RFP could/would have different requirements.*

- 3) Question: I am wondering about potentially adding a bathroom in my fish market proposal. Is there any potential Tie-in existing drain plumbing? I know there is a bathroom upstairs and wondering if that plumbing could collect one more bathroom.
Response: *There would be a method to add a restroom. However, it may not necessarily be dependent on the existing upstairs restroom. The restroom would also need to comply with ADA requirements. This information is assuming the restroom addition would be for the use of the owner and employees of the business.*

- 4) Question: On Jan 10, 2018, there is supposed to be an optional Pre-proposal meeting concerning the PFP for the Fish Market. Is there a time set up?
Response: *The pre-proposal meeting is scheduled to take place at 10 am, as provided in the RFP document (page 11). Interested respondents are to meet at the site.*

- 5) Question: Is there an existing bathroom that will be made available to the new fish market?
Response: *This is a question/item that can be addressed in a respondent's proposal.*

- 6) Question: How are the Ice Machines going to be worked in? Does whoever get the Lease, also then operate the ice machines?
Response: *Information regarding the Ice Machines can be located on page 4, under Objectives of this RFP: **The District is open to discussions regarding the operation of the District owned ice***

machines, including the location and placement of the ice machines. Additional points will be awarded to proposals that include this in their business plan.

- 7) Question: What are the exhaust fans for and will they remain?
Response: *The exhaust fans were utilized in prior operations and are not currently used. They do not need to remain in the building.*
- 8) Question: Who operates the ice machines?
Response: *Michael Cohen currently has an Operation and Maintenance Agreement with the District.*
- 9) Question: Can you use the outside area, is it included in the RFP?
Response: *The site addressed in the RFP is for the interior use of the building. If a respondent is interested in any other area that is not interior of the building, a respondent may address this in their proposal.*
- 10) Question: How many total square feet is the facility?
Response: *The exterior measurements are approximately 1,210 square feet.*
- 11) Question: Where can I find the Quarterly Rent reports for the current fish market?
Response: *The Quarterly Rent reports can be located on the District website. The two most recent Quarterly Rent Reports can be located here:*
<https://www.portsanluis.com/documentcenter/view/3013>
<https://www.portsanluis.com/documentcenter/view/2857>