

## Sebastian Inlet Additional Questions

- What is the current Liquor / Beer / Wine License that the previous concessionaire used? Is this license attached to the Park or does it leave with the previous Concessionaire and need to be re applied for and purchased? If it stays with the park is there any fees to assume the license or processes the new concessionaire would need to do for the transfer?
  - They utilized a full service license cover liquor, beer, and wine. The license was held by the previous concessionaire and does not transfer; a new one would need to be applied for.
- Is there fuel storage at the Marina Area or the ability for fuel sales?
  - No.
- For the Marina Area, is the Concessionaire responsible for maintaining the entire area, or within 50 feet of the facilities?
  - The entire area, from the entrance gate to the Marina.
- What is the average depth in the Marina Area?
  - 4-5 feet
- Can the Concessionaire offer long-term moorage?
  - Yes, as long as two slips remain available to transient vessels.
- What is the length of time and are there any restrictions for moorage?
  - No restrictions on length of time. Only expectation is that all vessels moored are in good working order, and able to enter and exit the Marina under their own power.
- Is there a maximum charge that is established for moorage?
  - Rates will be submitted to the Park Manager with a local market analysis for approval.
- What are the permitted uses of the Dry Dock Area?
  - No dry dock option available.
- Can rental RVs be offered in the Marina Area instead of glamping tents?

- No.
- How old is the Marina building?
  - 2014
- How old is the HVAC, water heater, and roof at the Marina Area Concession Building?
  - HVAC is approximately 2 years old. Roof and water heater are original (2014).
- Can the Concessionaire charge for parking at the Marina?
  - Open to negotiations.
- Can the Concessionaire charge a fee to launch boats at the Marina?
  - Yes.
- Can you describe the Hole area?
  - There is no area of the Park known as the Hole.
- Can a Concessionaire host site be established in the Hole area or Marina area?
  - There is no area of the Park known as the Hole, but we are open to a host site in the Marina campground.
- Is there any abandoned property in the Marina Area or Marina Concession Building?
  - Yes.
- If there is abandoned property at the Marina, who is responsible for removing the property?
  - There is no abandoned property in the Marina. All vessels have been removed.
- Please provide a list of food service equipment, marina operation equipment, fixtures, and furniture available for use by the Concessionaire at the Marina Concession Building.
  - There are none of the listed items at the Marina Concession building.
- Who is responsible for maintaining the elevator at the North Side Concession Building?

- The concessionaire.
- Please provide a list of food service equipment available for use by the Concessionaire at the North Side Restaurant/Concession Building.
  - We anticipate all equipment, fixtures, and furniture present during the on-site meeting and in decent condition will be available for use by the new concessionaire. Not included are any food items or remaining merchandise.
- Please provide a list of fixtures and furniture available for use by the Concessionaire at the North Side Restaurant/Concession Building.
  - We anticipate all equipment, fixtures, and furniture present during the on-site meeting and in decent condition will be available for use by the new concessionaire. Not included are any food items or remaining merchandise.
- How old is the Bait Shop Building?
  - 2000
- Does the Bait Shop Building have any roof leaks?
  - Unknown.
- How old is the HVAC, water heater, and roof at the main Restaurant/Concession Building?
  - HVAC's: 4 of the 6 less than 2 years old, 2 of 6 unknown. Water heater is 2 years old, roof is original.
- When will the two pavilions on the South side of the park be demolished?
  - Unknown.
- Is there a set rental structure for the pavilions?
  - Subject to negotiations.
- Does the Concessionaire retain the pavilion rental fees?
  - Subject to negotiations.
- Are electric bikes permitted to be used on Park trails?
  - Yes.

- With the Park open 24/7, can boaters park with trailers overnight?
  - Open to proposals.
- Since the Park is open 24/7, is the ranger station staffed 24/7?
  - Yes.
- What Capital Improvements were completed by the previous Concessionaire?
  - This will be a separate upload.
- What are the Department's Capital Improvement priorities?
  - Please see the Business Plan Packet.
- Can you explain or quantify what is meant by General upkeep and improvements?
  - "General upkeep and improvements" refers to maintaining the areas in and around the concession operation, such as exterior building maintenance, decking, interior systems (e.g., HVAC), walkways, ramps, and marina docks. Concessionaires are expected to perform routine and preventative maintenance on these facilities to ensure they remain functional and to reduce the maintenance burden on the park.
- How many feet of Mobi mat is needed for the Concession's beach access area?
  - About 300ft total (2 beach accesses of approximately 150ft).
- How long and wide is the ADA ramp at the Marina?
  - About 101ft long.
- What materials are used in the ADA ramp at the Marina?
  - Wood.
- What is the size of the roof for the Pavilion that needs the roof replacement?
  - 1200sq feet estimated.
- For the requested staffing augmentation for bathroom cleaning, how many staff are needed, for what time period, and for what bathroom locations?
  - The requested staffing augmentation applies to the marina bathrooms, restaurant bathrooms, event space bathrooms, and pavilion bathrooms in and around the concession operations. Staffing levels are at the discretion of the concessionaire,

with the cleaning schedule to be submitted and approved by the park manager along with other maintenance and cleaning plans.

- For the requested cost avoidance for bathroom supplies, what locations and what is the anticipated annual need/cost?
  - See above for locations. Cost will vary based on concession operations.
- Is the laundry vending service at the campground available for bid?
  - No.
- Is the food and beverage vending service at the campground available for bid?
  - No.
- Did the previous Concessionaire possess and maintain a liquor or beer and wine license?
  - Yes.
- Will the campground be closed during construction?
  - No.
- Would district be good with host site at Marina side?
  - Open to proposals.
- Is there a possibility of making changes to the marina to increase the number of slips? What amount was the marina permitted for originally?
  - We are not open to expanding. At the time of construction we built the permitted amount of slips.
- How many feet of shoreline in the Marina?
  - Roughly 160ft.
- For the Marina Building itself, are there restrictions for use/structure changes? Even a little restaurant if you wanted to?
  - Open to negotiations.
- Do you have any ideas about water flow through at the Marina?

- 12-21 gpm.
- If we wanted to increase marina area facilities (expanded bathrooms/showers), do you handle the water and wells?
  - Yes, we will handle the well. Concessionaire will be responsible for upgrading or expanding waterlines.
- Do we need bigger septic systems? Do you guys cover that fee?
  - The septic system in place is sufficient for current operations. Upgrades or expansions may require larger tanks. We do not cover the fee, but this can be a capital improvement.