

## Questions &amp; Answers

1. **Question:** The current concession is going to continue through the 2017 season; we're bidding on the 2018 season?  
**Response:** Yes; the initial contract will include the 2018 – 2022 seasons.
2. **Question:** How many staff work here and do they want to stay? What are their positions?  
**Response:** According to the current concessionaire staff wants to stay – there are 10 positions broken down as follows: 3 gate, 2 coffee shop, 2 marina, 2 grounds crew, 1 clerical.
3. **Question:** What are the options to extend at the end of the contract – one year, three years, five years?  
**Response:** Yes, those are the range of options to be determined at the time of extension.
4. **Question:** Who pays the electrical and trash?  
**Response:** The concession pays for most. EBMUD pays for power to run the water treatment and wastewater plants.
5. **Question:** Is all of the restaurant equipment staying?  
**Response:** Yes – the majority of it and definitely the big equipment (not dishes, utensils, etc.).
6. **Question:** What is the busiest part of the season for the park?  
**Response:** February through July.
7. **Question:** Will the existing liquor license go with the new concession?  
**Response:** No.
8. **Question:** When is the pool open?  
**Response:** Current scheduling is Memorial Day weekend through Labor Day weekend.
9. **Question:** Is it a public pool and certified as such?  
**Response:** Yes.
10. **Question:** How many floating restrooms are there?  
**Response:** 14
11. **Question:** Will the concession maintain the shoreline trail? If so, what's the length?  
**Response:** Yes, 2.5 miles.
12. **Question:** Is the pumper trailer staying?  
**Response:** Yes.
13. **Question:** Are the RVs moved out of the park each season?  
**Response:** All RVs are removed from the sites by the first Sunday in November. However, they can be stored in the recreation area parking lot for a fee.
14. **Question:** How many RV sites are there?  
**Response:** 52 seasonal, 4 monthly, 12 short-term
15. **Question:** What constitutes a "premium" RV site?  
**Response:** Front row (lake view) and back row (additional patio space).

16. **Question:** Are there restrictions regarding improvements?  
**Response:** Yes; many improvements require permits and approvals, including from the California Department of Housing and Community Development.
17. **Question:** What is okay to leave onsite in the RV Park at the end of the season?  
**Response:** Stairs and some storage.
18. **Question:** Do returning guests have first rights to booking for the next year?  
**Response:** Yes, that is the current system.
19. **Question:** Is there an online reservation system?  
**Response:** No.
20. **Question:** Are the tenants responsible for maintaining their own sites?  
**Response:** Planter boxes and general housekeeping are the responsibility of the tenant, the rest is concession maintained.
21. **Question:** What does the RV site fee include; is there anything not included?  
**Response:** Water, sewer, trash, and basic satellite TV are included. Electricity, phone and internet are not included in the fee.
22. **Question:** Are all the rental boats owned by the District?  
**Response:** Yes and the concession maintains them.
23. **Question:** Is all of the marina equipment permanent?  
**Response:** Yes.
24. **Question:** Are all the slips pre-rented or are there some available; are they rented monthly, weekly, or daily?  
**Response:** A combination of the above.
25. **Question:** When was the boathouse built?  
**Response:** The EBMUD boathouse and the floating marina were constructed around 1990.
26. **Question:** Does the concession pay for dump station disposal?  
**Response:** No – EBMUD maintains a sewage management system.
27. **Question:** What is included in the maintenance shops?  
**Response:** One Kawasaki Mule, two zero-turn mowers, one man-lift, hazardous materials storage container, and work benches.
28. **Question:** Are the employee housing units included?  
**Response:** Only the manager’s mobile home is EBMUD-owned and included.
29. **Question:** What is included in the administrative office?  
**Response:** Copier, two-way radio, and laser printer; acquisition of other office furniture or equipment may be negotiated directly with Pardee Lake Recreation, Inc.