



City of Anna Maria

PROGRESS SUMMARY

To: Bidders

From: City of Anna Maria

Date: February 21, 2020

Re: RFP-ITB No. 20-001
Addendum #2 – City Pier Restaurant and Bait Shop Lease

Addendum #2:

WRITTEN QUESTIONS:

1. Tenant Buildout – Will the City be providing any allowance for buildout?
 - a. *Negotiable.*

2. Proposed Lease – Is there a draft lease to review?
 - a. *No.*

3. Prior Responses – Is the prior lease public record where we could see it?
 - a. *Yes.*

4. Insurance – What are minimum requirements?
 - a. *Minimum of \$2,000,000 liability.*

5. Can we sell retail shorts and merchandise?
 - a. *Yes.*

6. Common Area – Assuming our patrons will have use of all common area?
 - a. *Yes.*

7. What are hours of operation expectations for Holidays?
 - a. *Negotiable.*

8. Will the bait shop sell beer?
 - a. *Yes.*

9. Maintenance – The city controls exterior and bathrooms and we pay. What do we budget?
 - a. *Actual cost prorated by space, but negotiable.*

10. Common Area – Need to negotiate a share of common maintenance. What do we budget?
 - a. *Actual cost prorated by space, but negotiable.*

11. Taxes – Any tax estimations?
 - a. *No.*

12. Utilities – Any utility cost estimations?
 - a. *No.*

13. Any Menu expectations or requirements?
 - a. *Yes – Good quality food.*

14. Any naming expectations or requirements?
 - a. *Yes – City Pier Restaurant, but negotiable.*

15. Any restrictions on food or beer delivery times?
 - a. *No.*

16. Is serving breakfast required?
 - a. *Preferred, but negotiable.*

17. Could you provide better clarification for parking?
 - a. *Depends on number of seats tenant will propose. The City will meet code based on number of seats.*

18. Can we request a tour through the pier with our architect and builder?
 - a. *Yes.*

19. Would live music be allowed outside in common area?
 - a. *Negotiable.*

20. Can the restaurant place seating in common area?
 - a. *Negotiable.*

21. Is a utility plan for the restaurant and bait shop available?
 - a. *Plans can be reviewed at the Building Department.*

22. Will we be able to obtain a Liquor License or are there already restrictions in place?
 - a. *Negotiable. No restrictions by city ordinance.*

23. Could you provide the average count of Pier visitors from the past years?
 - a. *No.*

24. Can we get a tour of the City pier restaurant and bait shop premise?
 - a. *Yes. You can schedule a tour through contacting our City Clerk at amclerk@cityofannamaria.com.*