



# City of Anna Maria

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## PROGRESS SUMMARY

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To: Bidders

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From: City of Anna Maria

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Date: February 28, 2020

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Re: RFP-ITB No. 20-001  
Addendum #3 – Questions from Non-Mandatory Pre-Bid Meeting for City Pier  
Restaurant and Bait Shop Lease

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### **Addendum #3:**

#### **VERBAL QUESTIONS:**

1. What are the details for the space?
  - a. *Empty shell, layout very similar to old restaurant. Tours can be provided.*
  
2. Do we need to make appointments for a tour?
  - a. *Yes.*
  
3. Is all plumbing underneath the pier?
  - a. *Yes, along with electrical.*
  
4. Is there propane on the pier?
  - a. *No, it's on land.*
  
5. Is the plumbing and electrical roughed in?
  - a. *Stubbed Out.*

6. What is the square footage of the bait shop and restaurant?
  - a. *There is 4600 sq ft under the roof : 3712.5 sq ft of usable space. (Including storage & bathroom). The restaurant and breezeway are 3007 sq ft.*
  
7. Can other areas be rented?
  - a. *Use of common areas is negotiable.*
  
8. How are bidders determined?
  - a. *By RFP. Short list of 4 to 5 will be ranked based on criteria contained in RFP. Start with #1 ranked bidder and work from there. If successful with negotiating a contract, then we move forward or go onto #2 ranked bidder.*
  
9. Will there be the same number of seats as the old restaurant?
  - a. *Up to tenant.*
  
10. Is the bait shop/bar also roughed in and are there aerators in the bait shop already?
  - a. *Stubbed out but there are no aerators in the bait shop.*
  
11. Are you required to sell live bait?
  - a. *No.*
  
12. Are sales or traffic numbers available?
  - a. *No. Consultants have looked at it and with menus and merchandise their estimation was between \$3.5M and \$4M per year.*
  
13. Is there a number available for the amount of foot traffic?
  - a. *No, but it is the most visited attraction in Manatee County.*
  
14. When did the pier reopen?
  - a. *It hasn't yet.*
  
15. When is expected to reopen?
  - a. *No firm date, hoping for March/April timeframe. We are working with FPL and will need bathrooms and lighting done prior to opening.*
  
16. How many times is trash and recycling provided?
  - a. *Tenant makes arrangements with Waste Management for shore side trash and recycling. There is a concrete enclosure with a gate on the shore.*
17. Any other shore options for items such as deliveries, loading zones?

- a. *No, a separate loading zone could be negotiable.*
18. How much parking is available?  
a. *There is a formula it's based upon our ordinance which stipulates how much is required based on seats.*
19. Is there boat docking available?  
a. *Yes, fishing and boat docking.*
20. Are cleats furnished?  
a. *Yes, in one area. Others could be negotiated.*
21. Is the pier ADA compliant?  
a. *Yes.*
22. Will small ATV's and golf carts be allowed on the pier for supplies and equipment?  
a. *Yes but requires authorization from the city.*
23. Will there be separate dedicated parking for the restaurant? Will it be a gated area?  
a. *There will be marked parking and tow away zones. It will not be gated area but could be a negotiable item, subject to commission approval. Valet parking is a consideration.*
24. What are the room dimensions?  
a. *Available through City Hall - we will provide access to copies of the plans.*
25. Will there be any rent abatement during incidents such as red tide?  
a. *Negotiable item.*
26. Why is there a third party for maintenance?  
a. *To ensure building is maintained.*
27. Will the city hire someone and is it negotiable?  
a. *Yes.*
28. Will the restrooms be available to the public?  
a. *Yes.*
29. Will there be showers?

- a. *No.*
30. Is it a concrete floor and frame building?  
a. *Yes.*
31. Are the utilities ready and stubbed out?  
a. *Not quite yet.*
32. Who is responsible for the maintenance of the building?  
a. *Tenant is responsible for inside of the building.*
33. Is the water and sewer metered separately for the bathrooms?  
a. *Yes.*
34. Is there on shore storage or office space available?  
a. *No, not on shore.*
35. Is the walkway common area?  
a. *Yes.*
36. How wide is the pier and walkway?  
a. *Exact dimensions are on plans. See question number 24.*
37. Will we publish something more definitive on plans?  
a. *See question number 24.*
38. There are some grey areas in the RFP's. Will there be a period of time to respond to questions?  
a. *Yes, 30 days. We may come back and ask bidders to clarify answers.*
39. Will outdoor speakers be allowed?  
a. *Negotiable item.*
40. Will the restaurant be able to have it's own bathrooms?  
a. *Yes, that would be conceivable, however, the infrastructure behind it could be costly.*
41. How many stalls are in the bathrooms?  
a. *See plans.*

42. Is there a pump station in a separate room?  
*a. Yes, there is a grinder station in a separate room. Mayor Murphy showed where it is located in the rendering. There is also a good sized second storage space available by the bait shop.*
43. Is there roof space available?  
*a. Yes, ample room for compressors and bait shop and restaurant walk-in equipment.*
44. What is the lighting?  
*a. The exterior is mandated to have turtle friendly lighting, which will be amber colored.*
45. Will the tenant be compensated for permanent improvements made?  
*a. Negotiable item.*
46. What about the lighting on the interior?  
*a. None roughed in.*
47. Is there one big drain or several?  
*a. Several in the bait shop and restaurant. Tenant is responsible for roughing in.*
48. Will there be solar panels for electrical source?  
*a. No, that has been removed from the plans. They could in fact be installed and would be tenant responsibility.*
49. Is it single or 3 phase electric?  
*a. 3 phase.*
50. What are the key target dates?  
*a. RFP's are due April 8, 2020 @ 1:30 p.m.*
51. What is the target opening date for the restaurant?  
*a. Mutually determined, but as soon as possible.*
52. Is the question period over as of today?  
*a. No. Has been extended to March 25, 2020.*
53. Will the questions and answers be available prior to being printed in the newspaper?  
*a. Yes, they will be on the city website and DemandStar.*

54. Can we use our own build out contractors and subs?  
*a. Yes, approved contractors will need to go through permit process.*
55. Is there insulation in the ceiling?  
*a. Yes.*
56. What is the current timeline for permit approval in the city?  
*a. It depends on the scope.*
57. Is the tenant required to have a fishing license?  
*a. Yes, in the past the tenant was required to have a salt water fishing license. However, it could be negotiable.*
58. Can we charge for fishing?  
*a. Conceivably, but not what we want. It needs to remain a public fishing pier.*
59. Has the commission ever considered charging a pier fee?  
*a. No and not sure if that would be approved. The overall direction is to have inclusivity, keeping the pier public.*
60. How many year round residents are in the city?  
*a. 1683 last year. Average full-time per person household is 1.9 and average vacation rental is 8.6.*
61. What is the average rental per square foot on Pine Avenue or in the city?  
*a. We don't track, but realtors should know.*
62. Is the marquee still up and could it be changed?  
*a. There is a sign up and it could be changed as long as it meets city codes for signage. Signs are negotiable but must meet code. There is also a bulletin board in the breezeway, near the old bathroom entrance.*
63. Is there bicycle parking?  
*a. Yes and it could be enhanced.*
64. Will there be designated parking for handicapped, employees, golf carts?  
*a. Yes, there is a formula for handicapped, compact cars, etc. Parking is also readily available on the other side of the Humpback bridge. Valet parking is an option.*

65. Will the menu plan and pricing be dictated?

*a. No, the city will not be dictating the menu. It is a family type audience/atmosphere.*