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August 1, 2024

**REQUEST FOR PROPOSAL (RFP) FOR THE OPERATION AND MAINTENANCE OF  
THE STONEY POINT RANCH EQUESTRIAN CENTER CONCESSION  
(RFP# CON-M24-001)**

**QUESTIONS & ANSWERS NO. 1**

1. "During the Zoom meeting it was mentioned that the fixtures were claimed by the current manager, what fixtures will not be available?"

*Answer: Generally, the pipe stall fixtures, some storage sheds and farm equipment have been claimed by the current facility licensee.*

2. "Since the current contract expires 6/25, the new contract will not start until then or will there be some time given for new management to take over prior to the expiration of the current contract?"

*Answer: Please see the following excerpt from the current operator's license agreement:*

**SECTION 4. TERM OF AGREEMENT**

*The term of this AGREEMENT shall commence on July 1, 2023 and shall expire on June 30, 2025. Notwithstanding the foregoing, the GENERAL MANAGER may terminate this LICENSE AGREEMENT before it expires upon 30 days written notice to LICENSEE in the event a new contract is awarded to a winning proposer by the Board of Recreation and Park Commissioners or other CITY designee following a Request for Proposal (RFP) for a long-term operating agreement for the Stoney Point Ranch Equestrian Center. Upon expiration or earlier termination of this AGREEMENT, LICENSEE agrees to discontinue occupancy and/or any activity being performed on or within the PREMISES, including use of the RV trailers, unless LICENSEE is awarded the new agreement as the result of the RFP process. LICENSEE shall have an additional 30 days beyond the expiration or earlier termination of this AGREEMENT to vacate the premises and, beyond that, 30 additional days to continue to access the PREMISES to remove any property. Any personal property remaining on the PREMISES after these 60 days have passed, unless extended by written agreement of the parties, shall become the property of the CITY and may be removed by the CITY at reasonable cost to the LICENSEE.*



3. “Has the asbestos report regarding the house at Stoney Point been completed?”

*Answer: At this time, we do not have a timeframe for Hazmat testing of the main house.*

4. “.... is there a map of the facility available?”

*Answer: Please see RFP Exhibit A, Premises Map.*

5. Re “.... mentioned details regarding why the house was deemed uninhabitable were online, where is that information located?”

*Answer: Please see RFP Exhibit K, Stoney Point Ranch Home Inspection Report.*

6. “Is there another access/entry besides the main driveway? Can the driveway entrance on Topanga Cyn be used at all?”

*Answer: The driveway entrance off Topanga Canyon Blvd has historically been used occasionally or for emergencies. The facility operator maintains the key.*

7. Re “.....tree removal of large eucalyptus trees at Stoney Point Park, next to the ranch. How should we move forward with replacement trees? Would you be able to help with this or should I?”

*Answer: At this time, the RAP Valley Maintenance Section is considering the feasibility of restoring trees along the park’s border fence with the ranch.*