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March 11, 2026

REQUEST FOR PROPOSAL
LOS ANGELES EQUESTRIAN CENTER, HANSEN DAM EQUESTRIAN CENTER AND
STONE POINT RANCH EQUESTRIAN CENTER CONCESSIONS
(RFP# CON-M25-008)

QUESTIONS & ANSWERS No. 2

1. Q: What is the preferred standard for the 404 show barns (LAEC) being replaced?
A: RAP does not have information on preferred standards for show barn replacement. Recommend using industry wide standards. Consider contacting the United States Equestrian Federation (USEF).
2. Q: Is the entry for a new sprinkler system a duplication of the entry for the fire suppression system?
A: No, the reference to fire suppression systems relates to both the barns and facility kitchens. Fire suppression system issues in facility kitchens (LAEC) have generally been resolved.
3. Q: Do you know the number of security lights for parking, main road and barn area that need replacing and how many arena lights?
A: We do not know the number.
4. Q: How many sq ft of driveway and parking are there for asphalt?
A: We do not know.
5. Q: How many stalls are in barns A & B (LAEC)?
A: A barn = 96 stalls; B barn = 93 stalls.
6. Q: What specs are required for the barn cooling system and how many barns are in this requirement?
A: We recommend using industry wide standards. Consider consulting with the USEF. All barns are included in this requirement.
7. Q: How many driveway, parking and security lights are required?
A: Unknown at this time.



8. Q: What type of stall waterers and feed are required? Big range in price?
A: We recommend using industry wide standards. Consider consulting with the USEF.
9. Q: Is having a main residence in LA a deal-killer?
A: No. Living arrangements are operator choice.
10. Q: Are there restrictions on visiting the sites on our own?
A: No, although appointments are preferred.
11. Q: Not aware of any stall water cooling system that works, if you have something in mind, can you please share the information?
A: We recommend using industry wide standards. Consider consulting with the USEF.
12. Q: What is the breakdown between the number of 12 x 12 box stalls, pipe stalls and 10 x 10 stalls (LAEC)?
A: 289 12 x 12 box stalls, 110 pipe stalls, 80 10 x 10 polo stalls and 458 10 x 10 show stalls.
13. Q: For the large budget items, are you expecting the operator to pay for the improvements or does the City have a budget for these items and the operator will be managing, implementing, planning and overseeing the improvements?
A: Facility capital improvements listed and required in the RFP must be operator funded. Currently, there is no City budget for LAEC facility capital improvements other than the on-going electrical and lighting upgrades.
14. Q: Are we able to sell the contract after a certain number of years and other benchmarks?
A: Please review the Concession Improvements (Section 6) and Assignment (Section 15) Sections in the Sample Agreement, RFP Exhibit E.
15. Q: We have been using the BIP Walkthrough and followed the instructions to do the outreach online but are unable to access a valid outreach form. Is there someone we talk with or an updated BIP Walkthrough guide we can use to assist our efforts?
A: Suggested BIP assistance options: Help sites are at rampla.org/s/support or cityoflaprod.service-now.com/rampla. A BIP manual is at the end of the applicable RAP webpage at <https://recreation.parks.lacity.gov/concession-opportunities>.
16. Q: In lieu of doing the outreach online, can we use Schedule A as provided in the BIP Walkthrough and upload completed versions of that document for each diverse business we do outreach to via the RAMP system prior to the deadline to remain in compliance? If yes, can we mark the Contract \$ as NA as we do not yet know what the dollar volume will be with each vendor?
A: Schedule A may be submitted with the proposal but all subcontractor outreach must be performed on RAMPLA.ORG through the proposer's opportunity account.
17. Q: Can you let us know how many bidders participated in the mandatory information meetings and whether they subsequently took a tour?

A: 28 participants in the Jan 15 meeting, 3 participants in the Jan 29 meeting and 4 participants in the Feb 17 meeting. As of 3/6/26 there were six tours given at LAEC, three at HDEC and three at Stoney Point Ranch.

18. Q: The occupancy of each ballroom (LAEC)?
A: Seating: Grand Prix Ballroom = 200, Polo Ballroom= 200, Equestrian Ballroom = 400, Little White House = 200 courtyard
19. Q: Could clarification be provided on the lease terms regarding the City's obligation to maintain the structural components of the property?
A: Typically, the City is responsible for maintaining the exterior of facility buildings. See Section 11. Maintenance of Premises of the Sample Agreement, RFP Exhibit E.
20. Q: Is there a Proforma?
A: No, the current facility operator (LAEC) has a facility management agreement with RAP. It is not a concession.
21. Q: What are the restrictions for events? And what is the process for approvals needed with LA City and Parks and Rec for new events/potential revenue streams.
A: Special event policies for RAP and other governmental agencies must be followed. Discretion is afforded for small events but the larger and alcohol supplied facility events are subject to RAP review and approval. Also, due to the Hansen Dam Equestrian Center being located on leased land from the United States Army Corps of Engineers (USACOE), the USACOE Special Event Policy applies (attached).
22. Q: Are there parking restrictions?
A: Parking is allowed in RAP/facility approved areas and fees may/may not be charged. Event or other parking proposals should be submitted with the bidder's proposal and will be considered.
23. Q: Is there any space from the 75 acres (LAEC) that can be developed or permanently activated that isn't for equestrian use but for community gatherings/offering?
A: Proposals to alter the existing facility footprint must be submitted to RAP for review and approval.
24. Q: Of all the space onsite what percentage is rented out vs unrelated?
A: A very small portion of the facility space (LAEC) is rented out for offices, a gift shop and retail store and a livestock supply store. Perhaps less than one percent of the facility.
25. Q: What is the City's budget for the mandated improvements - not the regular maintenance but the upgrades?
A: Currently, RAP has budgeted funds to complete electrical and lighting upgrades in Barns A, B & C and a refurbishment of Barn C (LAEC).
26. Q: Is there an option to propose a 10-year concession instead of the 20-year?
A: No, the term to be bid on is 20 years.

**APPENDIX A5:
CORPS POLICY ON SPECIAL EVENTS
AT HANSENDAM BASIN**

1. Under Corps regulations, special events are subject to the review and approval of the Corps. At Hansen Dam Basin (Basin), events less than 1,000 people, subject to the restrictions included in the Master Plan, are within the authority of the City of Los Angeles. Events over 1,000 people are subject to specific review and approval by the District Commander.
2. Pursuant to Title 36, Section 327.21, special events are prohibited unless written permission has been granted by the District Commander. The public shall not be charged any fee by any event sponsor unless the District Commander has approved in writing the proposed schedule of fees. The District Commander shall have authority to revoke permission, require removal of any equipment, and require restoration of an area to pre-event condition, upon failure of the event sponsor to comply with terms and conditions of the permit/permission.
3. The approval of special events over 1,000 people is a “Federal action” requiring compliance with environmental laws including NEPA. Through the Environmental Assessment associated with this Master Plan, the Corps has assessed impacts associated with special events subject to the conditions and limitations below and determined the impacts are less than significant. Generally, no event-specific Environmental Assessment will be required for events that meet these conditions and limitations, after verification by the Corps.
 - a. Events must be assessed on an event-specific basis.
 - b. Events may not obstruct use or access to any other area of the Basin. Recreational users of the adjacent areas may not be impeded.
 - c. Events may not exceed 5,000 people (including vendors, staff and attendees) on any given day.
 - d. Events may not exceed two days of the event plus two days (48 hours) setup and two days (48 hours) cleanup/takedown. Event areas must remain open to the public during setup and cleanup except where safety and/or logistics is/are a concern.
 - e. No stunts, pyrotechnics, weapons, firearms, fires, aircraft including helicopters, animals other than dogs, and/ or water contact is/are permitted.
 - f. Amplified sound shall not exceed 100 dBl 20 feet from the source. This is considered the equivalent of a loud auto horn at 10 feet.
 - g. No amplified sound shall be permitted after 10:00 pm Monday through Saturday, nor after 7:00 pm on Sunday.
 - h. No ground disturbance (digging, leveling, etc.) of any area is permitted. No physical alteration (cutting of vegetation, moving rocks, etc.) is permitted. Relocation of placed “landscape boulders” are not included, but shall be returned to their original position at the direction of the lessee. Staking of tents is permitted, but all holes shall be re-filled and compacted at the close of the event as holes left un-treated may cause people to trip and injure themselves.

- i. All cars shall be parked in designated parking stalls or on dirt shoulder. Cars on shoulder shall be parked parallel to the road. No vehicles may be parked on grass areas. Vehicles may be used at the site for setup and takedown only.
 - j. Cars for demonstration or exhibit shall place an oil pan beneath all vehicles when parked on the grass. All oil and fluid leaks/drips shall be cleaned up by the vehicle's owner at the close of the event. The event proponent shall be responsible for a final inspection and clean-up of the area.
 - k. Walk/runs, marathons, races etc. must be assessed on an event-specific basis.
 - l. Car shows must be assessed on an event-specific basis.
4. Requests for events meeting the above limitations must be submitted to the Corps no less than 30 days prior to the proposed event date for review and confirmation that the event complies with applicable requirements.
5. Events not meeting the above limitations are subject to a more detailed event-specific evaluation by the Corps, including an Environmental Assessment for NEPA compliance. Requests for such events must be submitted to the Corps no less than 90 days prior to the proposed event date.
6. All Special Events, including those assessed in the Master Plan EA, must meet the following requirements:
 - a. The right to charge is subject to the event proponent providing parking assistance, adequate policing for crowd control, and other services required for the health, safety, and welfare of event participants.
 - b. The event proponent must meet bonding, insurance, and other requirements under local laws.
 - c. No costs shall accrue to the Government.
 - d. Use of Project/Basin lands will not preempt public use of project recreational resources. All other Basin areas must remain accessible to non-event Basin users.
 - e. The event proponent shall provide a plot plan showing the proposed layout of the event. A Parking Plan (including plan for disabled parking), Traffic Plan, and Evacuation Plan shall be required. No vehicles may be parked on grassy areas outside designated parking. Event proponents shall encourage the use of public transit, carpooling, and bicycling to the event. Parking limitations for the event shall be posted one week prior to the event.
 - f. Event proponents must coordinate security requirements with the City. Generally, events over 1000 people should have 1 security guard/person for each 500 people.
 - g. The site shall be fully restored to prevent conditions by the event proponent within 48 hours of event closure. The City may require a bond from the event proponent.
 - h. Events longer than four days or over holidays are generally disfavored, requiring a special exception by the District Commander.
 - i. Either the City or the event proponent must submit a Post-Event Report within 30- days following the event containing the number of attendees, funds received (see collection cost analysis below), any problems encountered, any damage to the property, and any other issues of concern.
 - j. Collection of any funds in connection with the event, including for admission and parking, must be approved by the District Commander prior to the issuance of the City's permit. Collection of entry fees in excess of actual total costs will be paid

- to the Corps for legal disposal unless surplus proceeds are used for benefit to the project (Hansen Dam Basin). A collection cost analysis will be provided by the event proponent within 30 days following the event. The Corps reserves the right to audit the City's records.
- k. Adequate public restrooms (portable) and first-aid facility (e.g., tent), as applicable, must be provided although publicly available facilities may not be closed to the public during the event.
 - l. Alcohol sales (e.g., beer and wine garden) must be licensed and comply with applicable local laws.
 - m. The event proponent is required to hold the government harmless, accept liability and provision of indemnity and insurance are required.
 - n. The Corps must have access to the special event site at all times.
7. Walk/runs and bicycle rides shall not enter Environmentally Sensitive Areas at any time. Paths and or trails through the Basin for the event may be closed for the time period of the event and one hour before and one hour after the event for clean-up and removal of any and all trash created during the event.
 8. Presence of animals shall be limited to exhibition purposes. All animals shall be enclosed in a secure "pen". Petting zoos shall be continuously monitored and all animal waste and excess feed shall be removed continuously. A final inspection and clean-up of the area shall be the responsibility of the event proponent.