



**L5103 – 2019 Pier 62 Carousel in Hudson River Park**

**RFP Questions and Answers**

October 22, 2019

Questions are presented below in **bold**, with *answers* from the Trust in *italics*.

- 1. Is there an estimated value or budget available? Are there any union labor requirements and is there a plan holder list?**

*There is no budget available. Concessionaire is expected to comply with all labor laws.*

- 2. Regarding the rent structure, is percentage rent to be set by the tenant?**

*Yes, Concessionaire may propose the amount of percentage fee structure subject to the following provision of the RFP.*

- 3. Please provide financials from the prior operations at the location.**

*Below is **historical financial information** from this location:*

- a. The Guaranteed Minimum Annual Fee payable for the most recent permit year was \$10,000.00. Respondents under the current RFP should make their own base fee proposal.*
- b. Percentage Rent was 15% in excess of the annual threshold amount of \$66,667.00 Respondents under the current RFP should make their own percentage fee proposal.*
- c. Total gross receipts for 2018 is \$183,519.30*

- 4. Can the MCUs be stored at the premise?**

*Yes. MCUs can be stored on the premise when the carousel is not in operation during the regular season. However, during the off season, the MCUs must be removed from the premise.*

- 5. Will the operator be responsible to winterize the carousel?**

*Yes, the operator will be responsible for winterizing the carousel at the end of each season and provide the Trust with the inspection report.*