



TINA D. WASHINGTON
ACTING CONTRACTING OFFICER

Addendum #1

DATE: **January 17, 2019**

TO: All Prospective Responders

REF: **FY18-FRP-01 Theater ENCORE! Operator**

The Request for Proposal (RFP) **FY18-RFP-01** for the Theater ENCORE! Operator is hereby amended or clarified as set forth below with Questions & Answers as followed:

1. Where will the stage and support equipment to operate the stage be located in the building?

Answer: DESIGN OF THE SPACE IS UNDERWAY, BUT THE SUCCESSFUL OPERATOR WILL HAVE AN OPPORTUNITY TO PARTICIPATE IN THE DESIGN FROM DESIGN DEVELOPMENT PHASE FORWARD. CURRENTLY THE STAGE IS ENVISIONED TO BE A FLEXIBLE STAGE ALLOWING FOR BREAKDOWN AND MOVEMENT AS USE/EVENT CONDITIONS DICTATE.

2. Is the location available zoned for beer, wine and liquor?

Answer: PACKAGE SALES IS PROHIBITED UNDER THE DEED RESTRICTIONS, BUT ON-PREMISES SALE AND CONSUMPTION PERMITTED WITH PROPER LIQUOR LICENSES WHICH THE OPERATOR WILL BE REQUIRED TO SECURE IF THAT IS DESIRED.

3. What is the capacity of the theater?

- With tables:
- Without tables:

Answer: WE ARE DESIGNING IT FOR A SEATED CAPACITY OF MAX 99 IN THEATER SET-UP. IT IS QUITE POSSIBLE AS STAGE AND SPACE IS RECONFIGURED FOR VARIOUS EVENTS SEATING CAPACITY MIGHT BE HIGHER BUT WILL ALL DEPEND ON FINAL DESIGN.

4. Is the restaurant area included with this proposal?

Answer: RESTURANT SPACE IS NOT PART OF THE THEATER OPERATOR SPACE BUT THE RFO PERMITS THAT SPACE TO BE INCLUDED AT THE DESIRE OF THE OPERATOR AND APPROVAL OF THE OWNER. RESTURANT SPACE LEASE RATE WILL BE SEPARATELY NEGOTIATED IF THAT SPACE IS DESIRED. THE POTENTIAL FOR THE TWO SPACES TO BE USED TOGETHER DOES EXIST AS LONG AS FOOD SERVICE IS PART OF THE PROPOSED USE. THIRD-PARTY SUBLEASING OF THE RESTURANT SPACE BY THE THEATER OPERATOR WILL ALSO BE

CONSIDERED IF DESIRED.

5. Once approved, can the plans be specialized to obtain the maximum amount of seating and space usage for the restaurant and theater to complement each other as one unit with open flow through the space?

Answer: THAT IS A POSSIBILITY THAT CAN BE PURSUED IN THE DESIGN PROCESS.

6. Can signage be added to the exterior property of the Encore property facing Nebraska and Cass Streets?

Answer: NO, THAT IS OUTSIDE OF THIS SOLICITATION.

7. Will the church positioned directly in the line of site of the theater be completed or moved by the completion of the build out?

Answer: NO, THE CHURCH WILL NOT BE RELOCATED.

8. Will the plans be available before or after the project's operator is approved?

Answer: DESIGN OF THE SPACE IS UNDERWAY, BUT THE SUCCESSFUL OPERATOR WILL HAVE AN OPPORTUNITY TO PARTICIPATE IN THE DESIGN FROM DESIGN DEVELOPMENT PHASE FORWARD.

The remaining portions of this Request for Proposal FY18-RFP-01 for Theater ENCORE! Operator remains unchanged.

Sincerely,



Tina D. Washington
Acting Contracting Officer

Please complete the attached acknowledgment and include with your sealed bid.

ACKNOWLEDGED:

For: _____
(Company Name)

By: _____

Date: _____

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