



**TINA D. WASHINGTON
CONTRACTING OFFICER**

Addendum #1

DATE: June 14, 2019

TO: All Prospective Responders

REF: FY19-RFP-04 Theater ENCORE! Operator

The Request for Proposal (RFP) **FY19-RFP-04** for the Theater Encore Operator hereby amended or clarified as set forth below with Questions & Answers as followed:

1. To better project revenue and expenses for the first 5 years, will the Tampa Housing Authority be providing the following:
 - seating? **YES**
 - platforms? **YES**
 - lighting? **YES**
 - sound equipment? **YES**
 - curtains? **YES**

If yes, will the theatre operator be consulted in these purchases?

YES, THAT IS OUR INTENTION.

2. What is the anticipation of a market rate lease for the second 5 year lease? Can you give a range of the anticipated lease rate? Can you give a range of the purchase price of the theatre?

The eventual market rate lease amount will be determined at the time we transition from the 5 year initial lease period. It is not possible to predict what that number will be at this time but we intend to conduct a commercial rent comparability study at that time and base the new rent off that study, subject to negotiation. The Option to purchase will similarly be based on a commercial appraisal at that date, and will be negotiable.

3. What is the fire code occupancy?

Total occupancy for the black box theater space is 135 persons based on sq. ft. of the space. We intend to have seating capacity for approx. 99.

4. What are the requirements for the shared space? Who is responsible for cleaning, stocking supplies and repairs?

The shared space will be maintained by the Owner. Each tenant (restaurant and theater) will be given access and use of the space for their business operations.

5. Are there any signage permits needed to advertise outside the theatre?

Unknown at this time. But we fully intend for the commercial tenant to be able to post signage.

6. How will the Tampa Housing Authority communicate with residents on events happening in the theatre? Is there a process?

THA will not be responsible for any dissemination of information to Encore residents. However Encore building owners would generally allow for placement of flyer's in designated places and will facilitate access to resident forums where you may promote upcoming events.

The remaining portions of this Request for Proposal FY19-RFP-04 for Theater ENCORE! Operator remains unchanged.

Sincerely,



Tina D. Washington
Contracting Officer

Please complete the attached acknowledgment and include with your proposal.

ACKNOWLEDGED:

For: _____
(Company Name)

By: _____

Date: _____

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