

City of San Antonio

ADDENDUM I

SUBJECT: Request for Interest (RFI) for Culinary Concept and Operator (RFI 16-052) Scheduled to Open: April 11, 2016; Date of Issue: February 9, 2016

FROM: Denise D. Gallegos, CPM, CPPB
Procurement Administrator

DATE: March 18, 2016

THIS NOTICE SHALL SERVE AS ADDENDUM NO. I TO THE ABOVE REFERENCED REQUEST FOR PROPOSALS

QUESTIONS SUBMITTED IN ACCORDANCE WITH SECTION 011, RESTRICTIONS ON COMMUNICATION:

Question 1: Will lease include rent abatement during Night in Old San Antonio (NIOA) for retail and restaurant space?

Response 1: This is only a Request for Interest. Any lease structure or abatements will need to be negotiated as part of an agreement. The City has a License Agreement with the San Antonio Conservation Society for the use of La Villita for Fiesta's Night in Old San Antonio activities through 2022.

Question 2: Some of the forms in the RFP do not have enough room for all the information. May we re-type the forms so as to accommodate more information?

Response 2: Yes

Question 3: Building 26 is included in the RFI; however, that building number is currently assigned to the Little Rhein Steakhouse (privately owned property) on printed maps distributed from the LaVillita office and within village shops. To make it even a bit more confusing, Bldg 26 on the fixed Village Directory maps onsite is assigned to the Fig Tree Restaurant (also privately owned.)

Response 3: Building #26 as stated in this RFI 16-052 refers to the Concession Stand building located within Maverick Plaza and does not refer to any other buildings.

Question 4: Will a respondent's disability be considered when deciding which building would be assigned?

Response 4: No

Question 5: If a disabled respondent is selected, would the City be required to make it wheelchair accessible?

Response 5: This is only a Request for Interest. Respondents may propose new construction within the plaza, alteration or expansion of non-historic structures and rehabilitation and/or improvements to existing historic structures. The respondent will be responsible for ensuring any new construction and/or substantial capital

improvements are in compliance with our Historic Design Guidelines and any other necessary codes or regulations, including the Americans for Disabilities Act.

Question 6: Is there a required lead-time to receive responses to questions?

Response 6: The City will respond to questions in groups and usually within a reasonable lead time.

Question 7: What is the cost to rent the buildings in the RFI?

Response 7: This is only a Request for Interest. Respondents are asked to submit a Business Plan that includes a financial proforma to support the plan and concept.

Question 8: Per the RFI, Objectives and Consideration, it states, “The City will review the submittals and may identify a short list...”, Who will comprise of the City Staff that will review, etc.?

Response 8: An evaluation team of City staff and private citizens will review responses. City staff includes: Colleen Swain, John Jacks and Melanie Seale.

Question 9: Are there planned street improvements projects scheduled along the three streets that border La Villita – Alamo Street, Nueva Street and Presa Street? If yes, please explain the details and timeline(s).

Response 9: As part of the 2017 Bond program, there are planned improvements scheduled for South Alamo from Market to Cesar Chavez. This project does not currently have funding for construction. If it is funded, the construction may start in late 2017.

Question 10: What is the City’s long term parking strategy for La Villita?

Response 10: A Strategic Parking Management Planning effort is currently underway in partnership with Centro San Antonio for the Public Improvement District. The Plan will include a review of system operations and parking needs within the Public Improvement District. A preliminary draft of the plan is anticipated in April of 2016.

Question 11: Does the City have any current parking arrangements with the surrounding parking lots?

Response 11: No

Question 12: Are there any “As Built” drawings for each of the four structures (Buildings 15, 25, Concession Stand, and Restroom Facility)?

Response 12: No.

Question 13: What are the utility services going to (i.e. electrical service, gas pressure, and water) and leaving (i.e. drainage and sewer) Building 15, Building 25 and the plaza in general?

Response 13: Building 15 – electrical, water, drainage and sewer; Building 25 – electrical, water; RR Facility – electrical, water, drainage and sewer; Concession Stand – electrical, water, drainage and sewer.

Question 14: Will the City allow roof penetration (i.e. vent hood and chase systems, exhaust fans, HVAC systems) in Building 15 and 25?

Response 14: Any modifications to historic structures will need to be reviewed and approved by the City’s Office of Historic Preservation.

Question 15: Will the City allow the tenant to excavate a designated area at Maverick Park to install a grease trap? If so, have any areas already been deemed as a “No Dig” area?

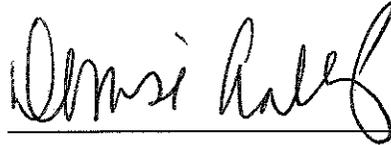
Response 15: This will need to be coordinated with the City’s Office of Historic Preservation.

Question 16: What is the size of Maverick Plaza (# SF)?

Response 16: Approximately 34,132 square feet.

Question 17: Is running water available at Building 25?

Response 17: Water is currently supplied to the building for AC unit, no other existing connections.



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