

ADDENDUM C
to
REQUEST FOR PROPOSALS (RFP)
RFP 2024-0808A

STARLIGHT BOWL REHABILITATION OPPORTUNITY IN BALBOA PARK
2005 PAN AMERICAN PLAZA
SAN DIEGO, CALIFORNIA 92101

City of San Diego
Economic Development Department – Real Estate Division
1200 Third Avenue, Suite 1700
San Diego, CA 92101

ALL INQUIRIES REGARDING THIS RFP SHALL BE DIRECTED TO:

StarlightBowlRFP@sandiego.gov

The City of San Diego responses to questions received at the Starlight Bowl email address follow:

- 1) I had a question on the Site Visits that are lined out in the RFP.

The information states that there will be on-site visits taking place on 8/15 and 8/22. We have team members located throughout the US, but want to ensure that we can have all hands on deck for a site visit. I wanted to see if there are any options for setting up a visit on an additional date to the ones listed in the RFP. Please let me know, looking forward to hearing back and getting to work on this process!

Two additional site visit dates were added and posted as Addendum A.

- 2) Hello, I would like to request a site visit for August 22nd. Please let me know what information is required and how we can confirm a time. Thank you very much.
All site visits were scheduled from 9:00 a.m. to 11:00 a.m. and were open to the public.
- 3) Hello, I see the remaining site visit is scheduled for August 22–is it too late to sign up?

All site visits were scheduled from 9:00 a.m. to 11:00 a.m. and were open to the public.

- 4) Is it possible to get the list of attendees for all the site visits? Including the two future visits on 8/27 & 8/29.
The sign-in sheets will be posted via Addendum D no later than Friday October 25th by 5:00pm.
- 5) Hello, Our team toured the venue last week and would like to request a site plan? This will be helpful for the design process. Can you please let me know what you have?
Available plans have been posted to the Starlight Bowl website as Addendum B.
- 6) We also did not have access to the back of house. Are there images you can provide?
We do not have any available images of the back of the house.
- 7) Hello, Will the city be releasing a site plan for Starlight Bowl?
Available plans have been posted to the Starlight Bowl website as Addendum B.
- 8) Good morning, In reviewing the RFP, I have a few questions about process: Does the City plan to make available a contact list of those who have attended the four site walks? If so, when?
The sign-in sheets will be posted via Addendum D no later than Friday October 25th by 5:00pm.
- 9) If not, would the City please consider doing so as soon as possible in the interest of allowing perspective teams to more easily connect with prospective partners?
The sign-in sheets will be posted via Addendum D no later than Friday October 25th by 5:00pm.
- 10) What if any role will the “Save Starlight” organization play in the evaluation of this RFP?
Save Starlight has no role in the evaluation of this RFP.
- 11) Following as some additional due-diligence questions: What publicly available information does the City have on the condition of the facilities? Engineering Reports? Condition assessments?
The City’s Real Estate Division does not currently have any records of engineering reports or facility condition assessments.

12) Are there scaled site plans available delineating the proposed leasehold boundaries and any non-exclusive parcels or easements the City may reserve within the leasehold?

No

13) Can proposers include portions of the areas adjacent Starlight Bowl into the proposed leasehold boundaries, including public walkways, green space, and parking?

Please refer to the Balboa Park Central Mesa Precise Plan, adopted in 1992, that serves as a guide for renovations and/or improvements within the park. The proposer is not precluded from including certain areas adjacent to the Starlight Bowl in their submittal for the City's consideration.

14) Is the walkway between the Air & Space Museum and Starlight from the lower parking area to the upper forecourt designated as a fire lane? If so, can it be relocated?

Yes, this is designated as a fire lane. Please refer to the Balboa Park Central Mesa Precise Plan, adopted in 1992, that serves as a guide for renovations and/or improvements within the park.

15) What is the maximum lease term the City is willing or able to grant for this RFP?

The lease term is negotiable.

16) What are the leasehold boundaries of the Air & Space Museum? Their building footprint and loading dock area in the back of the building. Do any of their obligations extend beyond the leased premises?

No.

17) How much parking is allocated to the Starlight Bowl? Or is all parking in the area considered public parking for Balboa Park?

All parking in Balboa Park is public parking.

18) Hi, I can't seem to find the sign in sheet for starlight bowls RFP tour. Please advise thanks.

The sign-in sheets will be posted via Addendum D no later than Friday October 25th by 5:00pm.

19) Hello! Could you please add RIOS as an interested party for the Starlight Bowl RFP and any distribution of future addenda?

All addendums are available on the Starlight Bowl RFP website.

- 20) Good Morning, Unfortunately, I wasn't able to make the site visits last month due to vacations and wanted to see if you were going to have any more and if had an attendees list from the previous ones.
We will not be hosting additional site visit dates. The sign-in sheets will be posted via Addendum D no later than Friday October 25th by 5:00pm.
- 21) Hello, We are interested in receiving a list of site attendees. Will it be posted as an addendum?
Yes, the sign-in sheets will be posted via Addendum D no later than Friday October 25th by 5:00pm.
- 22) Also, has the submission date extended?
The submission date has not extended. Proposals are due by 4:00 P.S.T. on November 14, 2024.
- 23) Hi, I was just wondering if you would be releasing the attendees list from the site visits?
Yes, the sign-in sheets will be posted via Addendum D no later than Friday October 25th by 5:00pm.
- 24) Are the architectural drawings of the build and remodels available for viewing by the people submitting their proposals?
Architectural drawings have been posted to the Starlight Bowl website as Addendum B.
- 25) Any known Asbestos/Arsenic/Toxic Materials?
No. This information is unknown.
- 26) Current ADA condition of the entire venue?
Proposer should consult with their architectural teams to assess ADA compliance.
- 27) Can we gain access to soil and environmental reports done about Balboa Park?
The City's Real Estate Division does not currently have any records of soil and environmental reports for Balboa Park.
- 28) Are there any expedited permit options?
Please contact the City's Development Services Department where permits are issued.
- 29) Once the plans are approved, what is the approximate permit timeline before the project can break ground?
Please contact the City's Development Services Department for permit timelines.

30) What are venue limitations under Balboa Park regulations? (hours of operation, occupancy, etc)

This will be determined during lease negotiations.

31) Does Balboa Park allow for the sale of Alcohol if properly permitted?

Yes, Balboa Park does allow for the sale of alcohol if properly permitted.