

ADDENDUM A
to
REQUEST FOR PROPOSALS (RFP)
RFP 2024-1028A

BALBOA PARK RESTAURANT OPPORTUNITY
1770 VILLAGE PLACE
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:

VillageGrillRFP@sandiego.gov

The City of San Diego responses to questions received at the Village Grill email address follow:

- 1) Is the building still condemned by the health department?

We do not have record of this building being condemned.

- 2) Can we arrange for a contractor to visit the site to evaluate potential renovation costs?

Site visits were scheduled between November 12, 2024 and November 22, 2024. No additional site visits will be scheduled until after a successful respondent has been selected.

- 3) Will improvements made by the operator be reimbursed against future commissions?

No commissions are included in this Request for Proposal.

- 4) Is the new operator expected to provide cart operations as part of the service?

Cart operations are not a requirement under this RFP. However, respondents are not precluded from proposing cart operations and should be included in respondent's proposal should they choose to do so.

- 5) Will the new operator be required to manage and run events, such as Earth Day, that were previously handled by the former operator?

This is not a requirement, but programming and activation is encouraged.

- 6) Has the City conducted its own estimate for the necessary repairs? If so, can this information be shared?

The Economic Development Department's Real Estate Division is not aware of any previous cost estimates that have been conducted for this building.

- 7) Does the scope of service include catering for museums within the park?

The scope of services is to be determined by the proposer. Respondents are not precluded from proposing such services.

- 8) What is the total size of the landscape associated with the property?

See attached As Built Plan from 1972. Size of landscape is unknown. Planters in front of the building, trees along the side and all plants in front of the building are included.

- 9) How many cart locations are assigned to the operator, and is this assignment exclusive?

None currently. If cart operations are proposed, locations will be discussed during lease negotiations.

- 10) Are park rangers currently patrolling the area at night? Previously, night patrols were eliminated due to budget cuts, leading to numerous incidents.

Park Ranger patrols are 7:00 am to 7:00 pm. There are no Park Ranger patrols after 7:00 pm.

- 11) Will stables or similar spaces be available for storage? If so, what is the allotted storage capacity?

No additional storage will be provided outside of the premises.

- 12) Does the building need to be demolished and rebuilt, or can it be renovated?

The scope of the RFP does not require respondents to demolish or rebuild the structure. However, respondents must make clear their intent in their proposal.

- 13) Do all renovations require approval from the historic society?

The Balboa Park Central Mesa Precise Plan, adopted in 1992, serves as a guide for renovations and/or improvements within the park. Review of any proposed renovations will include the City's Parks and Recreation Department, the Balboa Park Committee, and the Balboa Park Historic Resources staff, as applicable. A copy of the plan can be found at: [Central Mesa Precise Plan](#).

- 14) Is it mandatory to retain the building's current architectural structure, or are modifications permitted?

Please see response in item 13. Page 205 states that reconstruction and additions to existing structures are acceptable modifications to buildings within the Precise Plan. Design guidelines and requirements are laid out on page 212, and a breakdown of potential approving boards and departments are located on page 399. A copy of the plan can be found at: [Central Mesa Precise Plan](#). Respondents are not precluded from proposing modifications to the building's architectural structure for the City's consideration.

- 15) If the historic society is involved, the approval process could significantly delay project timelines. How will such delays be addressed to ensure feasibility for potential bidders?

Please see response in item 13. The City of San Diego will work in good faith in the negotiations to provide a mutually beneficial outcome for City and the Selected Proposer.

- 16) Will another walkthrough be scheduled? The previously communicated times of availability were not honored, which limited our opportunity to evaluate the site effectively.

Additional walkthroughs will be scheduled. An addendum will be posted on December 23, 2024 presenting these times.

- 17) What are the lease terms? Monthly rent, NNN costs, and length of term

Respondents should include any proposed terms in their submittals for the City's consideration. The ultimate lease terms will be negotiated with the successful respondent following selection.

18) Would the city offer any free rent for the construction period?

Respondents should include any proposed terms in their submittals for the City's consideration. As stated in question No. 17, lease terms will be negotiated with the successful respondent.

19) Any tenant improvement allowances?

No.

20) Any historical building issues/restrictions that we need to know about?

There are no "issues" with the building that the City is aware of, but regarding restrictions, please see response in item 13. A copy of the plan can be found at: [Central Mesa Precise Plan](#).

21) Any limitations to hour of operations?

There are not specific limitations on hours of operations. Proposed hours of operation should be included in respondents' submittals and will vary depending on the permitted use of the leasehold.

22) Do you have a preferred ethnic food or cuisine for the space? Are there any limitations to what we can serve?

All food and beverage concepts will be considered; however, both food and drinks must be served and operationally must be staff accordingly to meet high standards of customer service.

23) Would we be able to sublet any part of the space? For example, we may not need the back area with the second walk-in. Could we sublet that to a non-restaurant type business (ie, small office space)?

If awarded the RFP, this would be discussed during lease negotiations.

24) Are the two walk-ins operational?

This is unknown.

25) Did the previous tenant have an alcohol license? If so, what type?

No. However, respondents are not precluded from proposing or seeking a valid California Department of Alcoholic Beverage Control (ABC) License. Typical Licenses for spaces like include, but are not limited to, are Type 41 (On-Sale Beer and Wine) and Type 47 (On-Sale General Eating Place).

- 26) If there has never been an alcohol license, are there any zoning restrictions that would prevent us from obtaining one?

Balboa Park does allow for the sale of alcohol if properly permitted by ABC, of which permitting will be the responsibility of the future Lessee to acquire.

- 27) Are there any restrictions to signage?

Any proposed signage will need to be consistent with the City's San Diego Municipal Code signage regulations and any restrictions related to signage are located in the appendix. A copy of the plan can be found at: [Central Mesa Precise Plan](#).

- 28) What security measures are in place for this site?

Park Rangers patrol Balboa Park from 7:00 am to 7:00 pm. A security guard has a scheduled foot patrol in this area.

- 29) Are there any regular security patrols around the area?

A security guard has a scheduled foot patrol every 1.5 hours in this area.

- 30) With the Village Grill having history in the park (from 1973 on), how tied is the City to maintaining the same structure of the building? Are there parameters to a remodel if we were to keep the same general floor plan and utilities plan? Would we be removed from the potential operator list should we propose a different layout and facade?

It is the City's goal to attract visitors to this area. Respondents are encouraged to submit proposals that include design, renovation, redevelopment, etc. that will ultimately result in the operation and maintenance of a new food and beverage establishment with outdoor seating. Respondents are not precluded from proposing various layouts, façade improvements etc for the City consideration. Submittals will be reviewed based on the evaluation criteria listed in the RFP.

- 31) How open is the City to negotiate / provide a Tenant Improvements Allowance for the development and build out of the space? If so, has there been a precedent of this happening for previous locations in the park?

The City does not have Tenant Improvement Allowance funding. However, the City is open to creative solutions and deal structures to ensure the long-term financial success for the both the City and the Tenant. Lease terms and conditions will be negotiated with the successful respondent.

- 32) When it says that the proposer must maintain a "fully serviceable operation seven days a week.", does that entail specific assumed hours for the operations? Is there a desired schedule that the park / city are hoping to achieve?

The City desires to have an operator who can activate the area while providing a high-level of service to the community and visitors. While the City does not have specific hours of operation it is seeking, the City would like to see operations at this location be available seven days a week, as feasible.

- 33) We ask as much of the operations are based on food and beverage type and style, as well as the hours of operations that can maintain foot traffic and user interactions.

Respondents should include details related to their operations in their submittal under Section 5 Operating Plan.

- 34) Are there hours of operations that the City / Park want to maintain? Closure by a certain time?

Please see response to question No. 32

- 35) Providing a full-service experience for guests is our intention. Does the current Village Grill maintain a license for alcoholic beverages? Beer and Wine? Full service?

No.

- 36) In regard to service, is the City looking for a full table service dining experience, or are you open to a more flexible counter service operations method?

All food and beverage concepts will be considered; however, both food and drinks must be served and operationally must be staff accordingly to meet high standards of customer service.

- 37) Is landscaping maintenance provided by the park? Is there a separate allowance for the landscaping in order to keep with the look / plant schedule of the park?

Please see response in item 13. A copy of the plan can be found at: [Central Mesa Precise Plan](#).

- 38) Is trash pick-up something that the park provides or is that something that needs to be organized by the venue operators?

Trash pick-up needs to be organized by the Lessee/venue operator.

- 39) Does the park provide a security service for the area, and would this restaurant fall into it? If so, what does it entail?

Park Rangers patrol Balboa Park from 7:00 am to 7:00 pm. A security guard has a scheduled foot patrol in this area.

- 40) Are there hours for truck delivery that the park maintains?

We ask that all truck deliveries happen before 9:00 am to avoid congestion before the institutions open.

- 41) Is there currently a Rent total Proposed?

If awarded the RFP, lease terms will be negotiated at that time.

- 42) Can we get a copy of the latest site plan?

Please see attached copy of As Built drawing from 1972.

- 43) Are there any drawings on electrical, plumbing etc...places we can't see?

Please contact the City's Development Services Department where plans are stored. Their contact information can be found at:
<https://www.sandiego.gov/development-services>

- 44) Can we get a breakdown of overall utilities?

The city does not have this information.

- 45) What will the operating hours be?

The City desires to have an operator who can activate the area while providing a high-level of service to the community and visitors. While the City does not have specific hours of operation it is seeking, the City would like to see operations at this location be available seven days a week, as feasible. Respondents should include their proposed hours of operation in their proposal for the City's consideration.

- 46) In regards to inside building: Is there a grease trap? If so, what size and is it certified?

Unknown.

47) Is there a hood? **Yes**. If so, is it a type 1 hood? **Unknown**. what size and is it certified? **Unknown**.

48) What is the electrical power? What AMP?

There is a main switchboard with a 600 AMP main disconnect rated at 120/240 volts.

49) Does electrical panel need to be upgraded?

Unknown.

50) What is the water pressure?

Unknown.

51) Where are the floor drains?

Unknown.

52) Is building ADU compliant in all usage?

Unknown.

53) Are there any upgrades needed?

Yes.

54) Does underground plumbing have plastic piping?

Unknown.

55) Are there bathrooms inside for guest? **No**. And for employees? **Yes**.

56) What is the common area?

The City's Parks and Recreation Department maintains the common area.

57) Will this project go through government?

Once the RFP is awarded and a Lease is negotiated by and between necessary City Departments, this lease (if term is 5 years or more) will be presented to City Council for final approval.

58) Will be need to pull plans?

All construction and improvements will require standard City approvals and permits.

59) Are there any permits that are included?

No.

60) Will we get any special access to permits given that the city timing is a little extensive?

No, however, the City will work with the successful respondent to provide guidance on the permitting process in coordination with the Development Services Department.

61) Can the current structure be demolished to make room for a newly redesigned space?

Respondents are not precluded from proposing demolition. However, this will need to be determined by the proposer.

62) Are there guidelines for maintaining the architectural style or aesthetics of the building?

See response in item 13. For reference and review, the architectural information and guidelines begin on page 205.

63) Are there aesthetic guidelines for the façade, signage, or outdoor areas?

See response in item 13. For reference and review, the architectural information and guidelines begin on page 205. Requirements for signage are included in the appendix. A copy of the plan can be found at: [Central Mesa Precise Plan](#).

64) Are there restrictions on the size, type, or placement of signage?

Any proposed signage will need to be consistent with the City's San Diego Municipal Code signage regulations and any restrictions related to signage are located in the appendix. A copy of the plan can be found at: [Central Mesa Precise Plan](#).

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65) Are there specific restrictions for outdoor seating, signage, or expansions?

No, as stated in the RFP, Proposals may also include expanded areas included but not limited to, outdoor seating immediately adjacent or within close proximity to the restaurant building for enhanced activation for the City's consideration.

66) Are there specific zoning restrictions (e.g., height limits, setbacks, or usage limitations)?

For reference and review, the architectural information and guidelines begin on page 205. A copy of the plan can be found at: [Central Mesa Precise Plan](#). Additionally, zoning and development guidelines can be found on the City's Development Services Department website at <https://www.sandiego.gov/development-services>

67) Are renovations limited to only the current footprint of the existing structures?

No, any proposed expansions or renovations should be included in the Respondents submittal.

68) Will design or construction plans need to go through any special design review or planning committee (Parks & Rec, Balboa Park, etc) approval?

See response in item 13. For reference and review, the architectural information and guidelines begin on page 205. A copy of the plan can be found at: [Central Mesa Precise Plan](#).

69) Will the city offer expedited permitting processes for this project?

Please contact the City's Development Services Department for expedited permitting processes. Their contact information can be found at: <https://www.sandiego.gov/development-services>

70) Will the city offer reduced permit fees or waivers for this project?

No.

71) Are there city grants, tax incentives, or loans available for this remodel?

The Economic Development Department provides businesses with direct support in various ways. Small businesses can access diverse services, including one-on-one technical assistance, expedited permitting, policy

advocacy, and utilities coordination services. Please visit their website for any available opportunities at <https://www.sandiego.gov/economic-development/business>.

- 72) Can multiple operators or a consortium of vendors sublease to create a food hall experience?

This is not precluded; however, this will vary depending on the permitted use of the leasehold.

- 73) What are the allowable operating hours available for this location? Operating hours allowable after 10:00PM?

This will vary depending on the permitted use of the leasehold.

- 74) Are special events allowed on occasion that would possibly close the venue to the public?

This will vary depending on the permitted use of the leasehold.

- 75) Pending ABC approval, will beer, wine and/or spirits be allowable on this property?

Yes, Respondents are not precluded from proposing or seeking a valid California Department of Alcoholic Beverage Control (ABC) License.

- 76) Are there any restrictions to commercial partnerships or corporate sponsorships that may be in conflict with the City or Balboa Park?

None that the City is aware of at this time. If awarded the RFP, a Lessee Questionnaire will need to be completed to verify compliance with City Charter 225.

