

PORT SAN LUIS HARBOR DISTRICT
REQUEST FOR PROPOSALS
FOR
**Retail Market, Deli, and/or Other Related Retail Services –
Trailer Boat Launch Building**

Addendum

Posted January 29, 2019

- 1) Question: What is the scope of acceptable proposals?
Answer: Information can be found in the RFP on page 4, 1.1 Objectives of this RFP regarding the scope of acceptable proposals.

- 2) Question: What are the terms of the monthly rent?
Answer: The terms of the monthly rent can be found on page 10, Key Lease Terms – Rent. Monthly rent shall be in the greater of base rent or a percentage of gross revenue:
Base Rent: \$13,020 per year; Minimum percentage rent: 7%.

- 3) Question: Does the site have issues with flooding?
Answer: During inclement weather, there may be waves that break on to the Harford Landing parking lot; however, with proper inclement weather preparations, flooding of the lease site will be greatly mitigated. The District does not have record of the lease site experiencing flooding over the last several years.

- 4) Question: What will be the impact of Harbor Terrace?
Answer: The Harbor Terrace project is scheduled to break ground in March 2019; the developed site will contain 166 camping sites, with 48,000 additional square feet of public parking.

- 5) Question: Are there any building code issues?
Answer: To date, the District is unaware of any building code issues. It is the sole responsibility of the respondent to investigate and determine conditions of the lease site. See page 7, Site Description in the RFP for additional information.

- 6) Question: Does the lease site have a commercial kitchen?
Answer: No, the lease site does not have commercial kitchen.