

Addendum # 1

RFP # 007-041 Retail Space
Pre-Proposal Meeting April 26, 2011 2:00 p.m.
Questions and Answers

1. Is there a drawing on the retail space as I could not pull it up?

Answer: Yes, it is included in the request for proposal package. The City has posted it on all the websites, but if you provide an email to me I can send you the pdf. File.

2. What is the timing of the RFP?

Answer: The timing is once the City of North Las Vegas receives all the proposals; we will have to evaluate them. Depending on the responses, we will have to provide to Council to review. They will be deciding on the business(s) that have the best economic benefit to the City and which proposal they may be willing to entertain. This process takes time, and we want to fill the space(s) as soon as the building becomes available. Our particular time table shows we are currently targeting a move in date of December 2011. This may change.

3. Is this proposal only for Non-Food Retail or will the City consider food?

Answer: The current RFP is for Non-Food. Once we receive the proposals we will determine if there are remaining retail space(s). The Nevada Services to the Blind and Visually Impaired has first right of refusal therefore, our proposal for non-food will go to the Nevada Services to the Blind. If The Nevada Services to the Blind declines any remaining retail space, Purchasing will generate another RFP.

4. Is there a possibility for a tour of the facility?

Answer: Yes, we can schedule a tour! The next tour is scheduled for April 27, 2011 at the New City Hall building at 2:00 p.m.

5. What is the parking for the retail spaces available?

Answer: There are parking lots on the left side of the New City Hall that is closer to the building, but this lot will probably have disabled, LEED certified vehicles, electric car parking and chargers. Most of the retail customers will be parking in the larger lot directly behind the City Hall where the entrance is located.

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6. How many spots for parking?

Answer: Approximately 600 spaces.

7. Are we going to see the lease as it would be difficult to respond to the proposal?

Answer: Because this RFP is open to a verity of businesses, establishing a lease will depend on the selected businesses. We could not have one lease to fit all the possible respondents. The City does not know what type of business is being proposed, (i.e.: day care versus dry cleaners or a rental company versus a specialty retail shop), it would be difficult at this point to provide a lease contract. We believe that you should be able to bid based on the specifications in the proposal. The proposal indicated the major conditions that will be on the lease. We will customize the contract to the conditions of the business. Therefore no, there will be no sample lease until it has been determined what business offer is the best for the City. The leaseholder and lessee will be able to discuss and negotiate any remaining condition(s).

8. Cornerstone indicated they have provided a previous quote for food services.? Have we seen it?

Answer: No at this time, I had not seen it and would prefer to return unopened. Once first right of refusal is determined from the Blind Center, and until the RFP comes out for the food retail, no consideration will be given to any food proposals. .

9. What is the view, construction information, and interested in leasing the entire space.

Answer: The view is on the bottom floor. The retail space is located at the back of the building which is facing N. Las Vegas Blvd. The construction information regarding the retail spaces is in the proposal listed as a grey space with the need for tenant improvements. All the heating, electrical and power specification are listed as well. The City is looking at all opportunities any vendor is willing to propose, if the proposed business is feasible and in the City's best interest, yes, the City would be willing to lease all three spaces.

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10. What about development of other floors for retail?

Answer: That is a possibility, we are still in the process of assessing whether this might be another option the City will review any consideration, but at this time we are concentrating on the retail spaces on the first floor.