



ADDENDUM NO. # 1
to the
REQUEST FOR QUALIFICATIONS NUMBER 15-052
For
PERFORMING ARTS CENTER PROGRAMMING AND MANAGEMENT
SERVICES
PROPOSALS DUE: February 26, 2015 2:00 p.m.

COMPLETE THIS ADDENDUM, SIGN and SUBMIT with the RFQ.
City of Sandy Springs – Purchasing Division
Sandy Springs City Hall
7840 Roswell Road Bldg. 500
Sandy Springs, GA 30350

We have received and are answering the following questions:

- 1) Question: How will the services and contract be structured?

Answer: Sandy Springs anticipates negotiating the final scope of services, terms and compensation with the successful Offeror based on the information received during this procurement.

- 2) Question: Are there traffic studies available?

Answer: Available information will be has been provided.

- 3) Question: What information is available about the Charrettes?

Answer: The report presented to City Council is available on this link:
<http://sandyspringscitycenter.com/wp-content/uploads/2014/10/SANDY-SPRINGS-PAC-Recommendations-Rick-Davis.pdf>

- 4) Question: Has the City consider naming rights?

Answer: The City is preparing a fund raising campaign; we are also interested in your ideas.

- 5) Question: Has a not for profit board been established?

Answer: Not yet. Again, we are interested in your thoughts on governance models.

- 6) Question: What are the local community based arts organizations interested in the PAC?

Answer: Included with this addendum is the list of arts, business and community organizations represented at the Charrette.

- 7) Question: Is the City willing to consider multiple contractors to provide the services described in the RFQ?

Answer: Yes. If it is determined splitting these service among multiple firms is in the best interest of the City.

- 8) Question: Will parking on the site be free?

Answer: The City's agreement with Carter / Selig calls for free parking for the first five (5) years. An exception might be a small fee for surface parking to prevent longer-term parking in front of the retail / restaurant.

- 9) Question: What is the construction budget for the PAC?

Answer: \$35 - \$41 million; \$500 per square foot.

- 10) Question: How does the City intend to finance this project?

Answer: A combination of cash, general obligation bonds and private fund raising.

- 11) Question: What technologies are being considered for the facilities?

Answer: The City anticipates using the latest technology. Please include your suggestions in your submittal.

- 12) Question: How does the City rank the evaluation criteria?

Answer: We haven't established specific weights to any criteria.

- 13) Question: Has the City made any representations to potential user groups with regard to an in-house venue ticketing system, or representations as to the possibility of the individual user groups continuing to use their existing ticketing systems if they utilize the performing arts center?

Answer: The City has made no such representations.

- 14) Question: We want to confirm our understanding, with regard to Section 2: Scope of Services, Items I and J ("Provide the City with a long term capital and operating expense plan." "Prepare an annual fiscal year operating budget ***"), that the City is looking for a discussion of Offeror's capabilities to produce these items, and to, perhaps, provide examples of such plans and budgets from existing accounts, and does not require in response to this RFQ the actual development of such plans/budget for the Public

Gathering Facilities in Sandy Springs due to the undetermined design and actual scope of services at this juncture?

Answer: Correct. The City is interested in your approach to budgeting and financial reports.

15) Question: Does the City want Exhibits A – E included as part of the Offeror's RFQ response or merely upon contract?

Answer: Yes, please return all forms, completed as indicated, with your submittal package.

16) Question: Assuming the Performing Arts Center is managed by a private, for profit, entity; will the contract model and compensation terms for the management for the Center fall under the jurisdiction of IRS Revenue Procedure 97-13 for facilities financed with tax exempt financing?

Answer: The City is still studying the tax implications of these facilities.

I hereby acknowledge receipt of Addendum 1 for the abovementioned RFP and have incorporated the changes into my response.

COMPANY NAME: _____

CONTACT PERSON: _____

ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

PHONE: _____ FAX: : _____

EMAIL ADDRESS: _____

SIGNATURE: _____ DATE: _____

End of Addendum No. #1