

**CITY OF SAN DIEGO**  
REAL ESTATE ASSETS DEPARTMENT  
1200 Third Avenue, Suite 1700  
San Diego, CA 92101

ADDENDUM B

REQUEST FOR PROPOSALS

Operation and Lease of City-owned Property, at 2600 Golf Course Drive, San Diego,  
CA 92102

The following questions were asked regarding this Request for Proposal (RFP):

1. **Question:** Can you please confirm whether there is a termite issue, where exactly this damage may have occurred, and what work has been done to date with respect to termites and or other structural concerns such as wood rot? Should further remediation be necessitated will the City cover the associated costs?

**Answer:** At this time we are not aware of any termite issues with the building. The City will be willing to discuss options for appropriate remediation to any issues that are discovered. It is recommended that any bidder examine the property with an expert.

2. **Question:** Are you currently aware of any underlying issues with the building regarding asbestos containing building materials or other hazardous materials which would require specialized attention?

**Answer:** We are not aware of any issues with asbestos at this time. It is recommended that bidders explore this with an expert.

3. **Question:**  
Historical Designation:
  - a. Please describe the specific type and nature of the historical designation(s)?
  - b. Please provide details as to which areas are specifically covered by the historical designation?
  - c. Please provide applicable requirements and restrictions as to maintenance and modification of the facility
  - d. Are there limitations to additions to the building and/or site?
  - e. Can the exterior of the building be painted?
  - f. What are the limitations on site design?
  - g. What are the limitations on signage and branding?
  - h. Are you aware of any areas of the current building that are not currently compliant with historical designation and that would need to be brought to code?

**Answer:** See attached CR 564 Historical Assessment, HRB 564 Local Designation, and RS 564 Historical Resources Board –Balboa Golf Clubhouse

4. **Question:** Please confirm that the City will maintain the lower level restrooms and those in the halfway house? (for example, is the City taking care of restroom upkeep, replenishing of supplies, and daily janitorial service)

**Answer:** The City will maintain the restrooms on the lower level and in the halfway house.

5. **Question:** Will the City be open to maintaining the upstairs restrooms in addition to the downstairs restrooms? If not, would the City be open to the F&B Operator limiting upstairs bathroom use to paid customers only?

**Answer:** Limiting the restrooms would not be an option. This is an open public facility that is meant to serve all guests of the property. The Golf Division would be willing to discuss potential funding options for maintaining the upstairs restrooms.

6. **Question:** Is the City planning to redevelop the downstairs bathrooms in the Clubhouse and bring them up to ADA compliance? If so, what is the timeline for this?

**Answer:** The City is planning to redevelop the downstairs bathroom in conjunction with the work being performed through this RFP. The City would be open potential bidders completing the renovation for a consistent look and feel pending appropriate TI credits.

7. **Question:** Presently, are there limitations to hours of operation for of the space for use as restaurant, bar, and /or banquets?

**Answer:** There are no limitations to our knowledge. At a minimum, food service should be available from sunrise to sunset throughout the year. Proposers should be able to demonstrate how they will service the needs of the golf course.

8. **Question:** Assuming F&B operation takes place beyond sundown, is the City aware of any rules or regulations requiring additional external lighting in the parking lots? If so, is this something that the City has allocated funds to address?

**Answer:** We are not aware of any regulations pertaining to external lighting. The City would be open to discussing the options if and when those regulations come forward.

9. **Question:** Is the tenant responsible for the parking lot maintenance?

**Answer:** No, the City is responsible for the parking lot maintenance.

10. **Question:** Can parking hours be restricted or designated in certain areas for restaurant operations?

**Answer:** No, the parking lot is open to all customers of the facility. There can be some spots designated for staff, but nothing past that.

11. **Question:** Is the existing upstairs golf administration office space included in the RFP area? May that function be relocated?

**Answer:** Yes and yes.

12. **Question:** Please provide a copy of the current lease.

**Answer:** See attached Lease Agreement – Tobey, Gary & Steve

13. **Question:** Please share a P&L from the current operation and/or financials showing gross sales of the last 5 years of the existing operation?

**Answer:** Please See Audit Information 2004 – 2013, a profit & loss statements

14. **Question:** Please share a breakdown of total revenue the City has received over the past 5 years from the current F&B operations at Tobey's Cafe, The Halfway House, and the existing mobile golf cart sales?

**Answer:** See attached City Revenue 2012 – 2017

15. **Question:** Are there mandatory hours and/or suggested hours for the Halfway House and is this facility expected to be operated 7 days a week? For example, are you expecting that it would be open 7 days a week from 6am until 6pm?

**Answer:** We would expect the half-way house to be open 7 days a week with a consistent schedule customers can count on. It should be assumed that the Halfway House will be open 1.5 hours after the first tee time and closes 1.5 hours prior to dark.

16. **Question:** Currently, it is our understanding that the existing mobile beverage / snack service carts are active on the golf course for limited hours only on Friday and Saturday. Is there a minimum requirement of operating hours / days for the new mobile cart service?

**Answer:** The beverage cart should operate a minimum five days per week, targeting Wednesday through Sunday.

17. **Question:** Can you give some background to your refuse and recycling handling policy? Is it reasonable to expect that the City's facilities team would be responsible for collecting and transporting all refuse and recycling from the

Halfway House to the refuse and recycling facilities at Tobey's Cafe location? And, is it then the restaurant Operator's responsibility to contract out for refuse and recycling services from the existing Tobey's location?

**Answer:** The City would be open to discussing the merits of transporting the refuse from the Halfway House and would depend on the scope of the overall duties. The lessee would be responsible to contract for all of the refuse and recycling associated with their business.

18. **Question:** Please provide information regarding the existing building electrical system? Is the existing building electrical system compliant with California Electrical Code? What is the date of the last system upgrade?

**Answer:** The system has not been upgraded in sometime. Any bidder should investigate the current system with an electrical expert.

19. **Question:** Are there currently fire sprinklers in the existing facility and what is their state? Will this need to be upgraded?

**Answer:** There are currently no sprinklers in the facility. Depending on new construction permitting regulations, they may have to. It is recommended that bidders explore this with an expert.

20. **Question:** Are there any building survey documents available? If so, please provide for review.

**Answer:** There are no documents available at this time.

21. **Question:** Please provide as-built and /or other building record documents.

**Answer:** There are no documents available at this time.

22. **Question:** Please provide a copy of the existing FEWD permit.

**Answer:** See attached FEWD Permit Tobey's 19<sup>th</sup> Hole Café. Under the current Plumbing Codes the two grease interceptors at Tobey's would be considered undersized for the sinks connected. If a new tenant takes over "As-Is" the facility can continue with the existing conditions. If changes are made to the sinks/drains it may trigger the facility to meet the current Plumbing Code standards.

23. **Question:** Please provide a copy of the existing CUP.

**Answer:** Records are located at the City Records Office at 1222 First Ave, 2nd Floor, San Diego, CA 92101, which should be investigated by any proposer.

24. **Question:** Is the fireplace operational?

**Answer:** No.

**Question:** And are there any limitations on its operation?

**Answer:** That would have to be investigated further with a certified expert.

25. **Question:** Please confirm where you might see areas of additional or existing storage area for potential banquet? Is there any floor area on lower level with minimum 8 foot head space that could be part of the RFP in the downstairs area and/or would you be open to any proposal to expand this space?

**Answer:** There are spaces under the building that have the minimum head space available, but are not part of the RFP. If a bidder wishes to include some of that space on the lower level, the City would be open to looking at those proposed options.

26. **Question:** Regarding question 15-Taxes on the RFP can you provide the current possessory interest tax amount that the existing operator pays and if you expect this to change?

**Answer:** The taxes for 2016 were \$1,512.32 on an assessment of \$127,784. For 2017 the assessment is \$131,359 which approximately taxes will be around \$1,542.57 for the year.

If a new potential proposer is to go into a new lease with the City, the appraiser would take into consideration the term of the lease, rents/commission pay to the City, etc...

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