

**Request for Proposals
Tahoe South Events Center Management, Operation, Maintenance, Marketing and Food and
Beverage Services
Addendum 3**

1. *Can you please clarify “peak hour” in the TRPA Guidelines?*

Peak hour refers to the time of day between 4:00 pm and 6:00 pm.

2. *Can you please confirm if hockey boards and glass will be included with the ice plant installation?*

At this time, it is the intent, budget permitting, of the TDVA to have dasher boards and glass included in the overall ice system package.

3. *Can you please confirm the individual meeting room sizes and confirm if they are all separated by airwalls?*

The upper level of the events center will have eight meeting rooms. Six of those rooms are connected at the back of the facility. Rooms 1 and 6, as shown within Exhibit D, have access to the main ball room area which encompasses Rooms 2, 3, 4 and 5. These rooms all have removable walls in order to create the ballroom space. Two additional meeting rooms are located along the west side of the events center.

4. *Can you please confirm if the Event Lawn will be a part of this management agreement?*

Yes, the event lawn is part of total facility.

5. *Can you please confirm that the agreement with a selected company will start on or about Sep. 6, 2021 but the 5-year management term will begin Jan. 1, 2023?*

Correct.

6. *Can you please provide any information on the Proposal Evaluation Team?*

There will be seven members of the selection committee. Five members representing the TDVA and two members from outside of the TDVA.

7. *Can you please provide all Sources of Funding for the Event Center development and on-going operations?*

The events center development is fully funded through the sale of a tax-exempt bond (November 2020).

8. *Can you please provide the rigging capabilities and rigging grid for the main “arena” area?*

The rigging grid will extend the length of the arena floor providing for quarter house, half house and full house events. The structure has been designed to meet all current concert requirements for facilities of this size. The distance from the arena floor to the bottom of the truss system will be 52 feet.

9. *Can you please provide seating capacities for the "arena" at End Stage 180, 240, 270, 360, and in the round?*

The facility will have fixed seating capacity for sporting events of 4200 with a maximum capacity with "seating in the round" to be 6,000.

10. *Can you please provide a list of any annual city-wide events?*

Of most significant note regarding the operation of the events center is; Harvey's Summer Concert Series and the American Century Celebrity Golf Championship.

11. *Can you please provide a list of any community events the TDVA or City would expect to hold in the Event Center?*

Yet to be determined.

12. *Can you please confirm if the TDVA is willing to take risk or co-promote events?*

To be determined.

13. *Can you please confirm if any services will need to be provided by a Union?*

Not aware of any at this time.

14. *Can you please provide a list of groups that have expressed interest in utilizing the Event Center upon completion?*

An event calendar has not been developed. The CSL Feasibility Study should be used as reference for such.

15. *Can you please confirm if any FF&E list been developed and if so, provide for review?*

A pre-construction FFE schedule has been developed for budget preparation purposes only. The Project Manager for the Tahoe South Events Center is responsible for the procurement of all FFE. Once the facility management team has been selected, they will work with the Project Manager to coordinate the selection of related items.

16. *Can you please provide any information on F&B equipment planned for concession stands and the commissary?*

The food and beverage equipment currently included in the construction budget include all concourse level concessions, kart and kiosks, catering kitchen and commissary and suite level preparation and service areas.

17. . Can you please provide detailed diagrams of the food and beverage spaces to include, kitchens, prep areas, concession stands, etc.?

A link will be provided as Addendum 4 to display the architectural plans.

18. Can you please confirm if Sponsorship sales be the responsibility of the selected management firm?

Yes.

19. Can you please confirm if Naming Rights will be available to be sold?

Yes.

20. Can you please confirm if any premium seating inventory been sold or needs to be held for facility partners?

No.

21. Can you provide any information planned digital signage elements?

Digital media components will be installed on the lower concourse level of the events center. The main arena bowl will feature 360' digital ribbon board and large display video boards. An exterior media display will also be included in the sponsorship FFE.

22. Are there any limitations on types of sponsors/advertisers within the Event Center due to things such as exclusivities or category sensitivities/restrictive product categories (e.g. Gaming, Tobacco, Liquor, etc.)?

Not at this time. All sponsorship contracts will require approval of the Owner, the TDVA.