

ADDENDUM NO. 1

TO

22ND DISTRICT AGRICULTURAL ASSOCIATION (22nd DAA)
REQUEST FOR PROPOSAL (RFP) No. 23-901

Sportsbook Operator

September 12, 2022

The purpose of this Addendum is to provide responses to questions received prior to the deadline for requests for additional information and provide updated Reference Material – Center Floorplans. The summary of questions and answers and updated Reference Material – Center Floorplans are attached.

RFP No. 23-901 is hereby modified to include a summary of the requests for additional information and 22nd DAA responses, updated Reference Material – Center Floorplans; all other terms and conditions remain unchanged. You should furnish copies of this Addendum to any prospective subcontractors and in some cases, to your insurance representative. **You must acknowledge Addendum No. 1 by signing below and including this document in your bid package. You must acknowledge all addenda for your bid to be considered responsive.**

Bidder certifies to the 22nd DAA that Bidder has thoroughly familiarized him/herself with the terms and conditions of this IFB and any addenda, and accepts all reasonable disclosed risks in submitting this bid that a prudent review of the IFB would have revealed. **Important: It is the Bidder's responsibility to ascertain and confirm they have received all addenda issued to this IFB before submitting a bid. The Bidder must acknowledge their receipt of all Addenda in the space provided below. Your failure to acknowledge all Addenda will result in your bid being found non-responsive.**

PRINT NAME

SIGNATURE

Thank you in advance for your participation. Should you have any questions regarding this addendum, you may contact me by e-mail at RFP@sdfair.com.

Sincerely,

Angel Ramsey – Contracts and Purchasing Manager
22nd DAA / Del Mar Fairgrounds
State of California

22nd DISTRICT AGRICULTURAL ASSOCIATION (22nd DAA)
RESPONSES TO PROPOSERS' REQUESTS FOR ADDITIONAL INFORMATION

Sportsbook Operator
RFP No. 23-901

- 1) Clarification of space available on the east patio

22nd DAA Response: See updated Reference Material - Center Floorplans, attached.

- 2) Clarification of telecommunications (Wi-Fi, television, etc.) access and infrastructure

22nd DAA Response: Telecommunications infrastructure will need to be installed by the Operator as it is not already in place.

- 3) Availability of the Arena Room on select days

22nd DAA Response: Requests for use of the Arena Room must be made in advance and will be considered on an event basis. Requests can be made as far out as one year in advance.

- 4) Capacity levels (inside and patio)

22nd DAA Response: In their current configurations, the Saddle Club occupancy is 543, the Lounge is 60, the Terrace is 230, for a total occupancy of 833 people.

- 5) Parking specific (spaces, access, etc.)

22nd DAA Response: Currently, there is not a designated parking area for activities at the Center apart from parking for other activities taking place on the fairgrounds; however, it is the 22nd DAA's intention and practice to park patrons nearest to the facility of their primary destination. Currently, public parking is \$10 during non-fair and \$15 during the Fair. The main parking lot accommodates 2,800 vehicles including the area nearest the Center that accommodates 85 vehicles. This parking area is not exclusive to the sportsbook operation.

- 6) Branding availability (locations, size, etc.) on the overall building

22nd DAA Response: Availability is limited, such as identification of operations within Center only, i.e. Sportsbook, Entertainment Venue, etc., cannot be lit, and subject to approval by the 22nd DAA within allowances of its Coastal Permit. The 22nd DAA is actively pursuing a naming-rights sponsor for the Center.

- 7) Approval process for facility improvements

22nd DAA Response: The first step in the approval process is for the Operator to provide written notice to the 22nd DAA identifying the specific requested facility improvements. The nature and scope of each facility improvement would determine the approvals required to complete the improvement, including but not limited to review and approvals from the 22nd DAA, the California Construction

Authority, the California State Architect, the Office of the State Fire Marshall, the San Diego County Environmental Health Division, the California Coastal Commission. Operator is responsible for any and all fees associated with any and all required approval processes, including but not limited to fees associated with plan reviews and issuance of permits.

- 8) Details/plans/projected costs of the required HVAC connection to the rest of the venue

22nd DAA Response: The estimated cost to update and connect the HVAC system to the remodeled venue is approximately \$400,000.00. Final price would be determined during the competitive bidding process.

- 9) Stairway area between the Saddle Club and Lounge: responsible party for renovations and to potentially wall off from concert venue entrance

22nd DAA Response: Subject to the approval process for facility improvements listed above, Proposer would be responsible for the renovations, including the wall for separation.

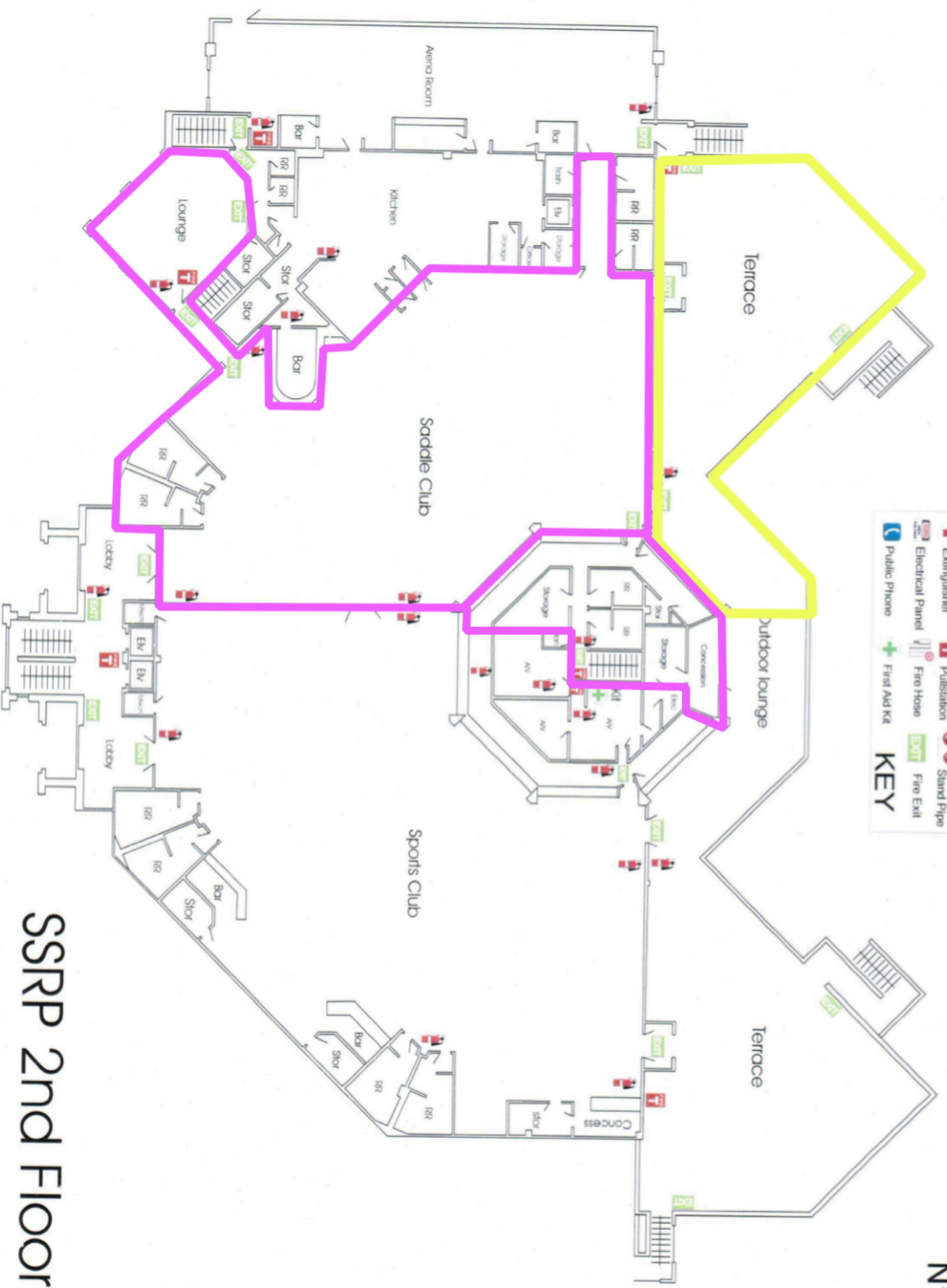
- 10) Timelines of the approval required by The District (page 12 of the RFP):
a) CEQA
b) iBank

22nd DAA Response: The estimated timeline for iBank (California Infrastructure and Economic Bank) approval is approximately 180 days. The estimated timeline for CEQA analysis and compliance is approximately 240 days. Note however that these timelines are estimates only and the approval timelines may be impacted for any number of reasons, including but not limited to, administrative and litigation-related delays.





	Fire Extinguisher		Fire Pullstation		Fire Stand Pipe
	Electrical Panel		Fire Hose		Exit
	Public Phone		First Aid Kit	KEY	



SSRP 2nd Floor