

# UNLV | PURCHASING & CONTRACTS

## ADDENDUM 1 TO REQUEST FOR PROPOSAL 655-KO

### LEASE OF RETAIL SPACE IN THE UNLV STUDENT UNION

University of Nevada, Las Vegas  
Purchasing Department  
4505 Maryland Parkway  
Las Vegas, Nevada 89154-1033  
(702) 895-3521

**Date of Release:** December 9, 2015

**Date and Hour of RFP Opening:** December 17, 2015 at 3:00 PM PST

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**The following addition, deletions, clarifications and/or changes shall be made and incorporated in the subject Request for Proposal 655-KO.**

**Reference: Section D Scope of Work/Specifications, Second Paragraph:** Add the following clarification regarding the square footage of the space.

Approximate total square feet (including optional conference room) is 698 square feet.  
Approximate total square feet not including the conference room is 465 square feet.

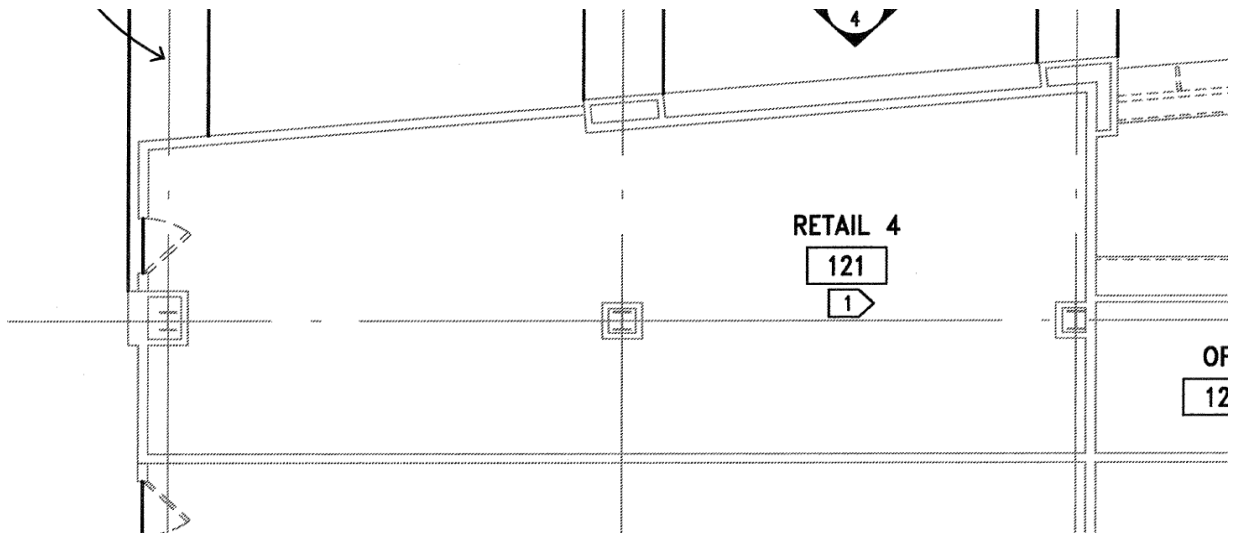
**The following questions were raised and are answered below:**

1. Can the desk that is built into the space be removed?

**Answer:** Yes

2. Is the wall within the center of the space a load bearing wall? Can the wall be removed?

**Answer:** There is an I-beam located in the middle of the wall that separates the counter and the interior "office/storage" room. It lines up exactly with where the counter goes into the east wall. There are other I-beams that are between the Midby-rented office wall and the back area and one that juts out from the conference room. The I-beams support the structure and must remain in place. Other walls that are non-load bearing may be removed in coordination with and with approval of UNLV and the UNLV Planning & Construction Department.



3. Is there any offsite storage available?

**Answer:** No

4. Can water be brought into the space?

**Answer:** Yes

5. Does the display case outside of the space need to stay?

**Answer:** No, that could be removed with tenant improvements to the space.

6. Does Subway have any type of exclusivity with their lease or would another sandwich concession be considered?

**Answer:** Yes, Aramark has an exclusivity agreement with sandwich concessions with Subway for the UNLV property, per their Resident District Manager.

7. Do you have any specifications on what needs to be in this proposal.

**Answer:** Please read through the Request for Proposal document. You will need to include your responses to the Evaluation questions provided on pages 6 through 8 of the Request for Proposal, completed Section E Pricing Response Form, Completed Section F RFP Response Form, Section G List of Subcontractors/Tier 2 Suppliers, and any exceptions you have to the RFP and Sample Lease Contract terms and conditions. Please refer to the Request for Proposal Document for complete instructions on what to submit and other instructions.

8. How many spaces are currently available?

**Answer:** This Student Union 121 space (minus the corner glass-office, which is already leased) is the only space currently available.

9. Will you consider food vendors? Should we contact UNLV's contracted Food Service company, Aramark, to obtain approval prior to submitting our proposal response? Are there any restrictions on what types of food services UNLV and Aramark will consider? Are there any types of food services that will not be considered due to existing agreements UNLV or Aramark may have with existing food service providers on campus?

**Answer:** Yes, food vendors will be considered. In consultation with Aramark, there are a few considerations. Aramark has the exclusive food service contract for the UNLV campus; however, this space is not included in their original agreement – making it a “bonus” space. If a food service provider is selected, the Proposer will end up being a subcontractor of Aramark on the UNLV campus and the final contract will be negotiated with Aramark, with the proposed food service vendor's rent/revenue-sharing split between the UNLV and Aramark. Proposers do not need to contact Aramark to obtain approval prior to submitting their Proposals, however; there are some restrictions on the types of food services that would be considered. Aramark will not allow a competing vendor for the same food items to be in place in the Student Union, although it could be a competitor for food located in other campus locations. This would mean that pizza, salad, coffee shop, sandwiches, Chinese food, sushi, Mexican, frozen yogurt, convenience store items and Jamba Juice-like smoothies would not be considered for the Student Union. Other options are on the table for consideration. Food Service providers whom provide a “grab and go” concept which may include ready-made salads, sandwiches, and other items will be considered.

**ALL OTHER TERMS, CONDITIONS AND SPECIFICATIONS OF REQUEST FOR PROPOSAL REMAIN THE SAME.**