

**July 10, 2024**



**CITY OF FORT PIERCE**

**LEASE AND OPERATIONAL MANAGEMENT OF  
SUNRISE THEATRE**

**RFP NO. 2024-043**

**ADDENDUM NO. 2**

The purpose of this addendum is to respond to questions submitted by potential proposer for clarification of the proposal specifications:

- 1. **QUESTION:** Is Lease Operator responsible for paying the venue’s utility and maintenance/repair bills and other fixed expenses?  
  
**ANSWER:** As for maintenance of the facility, the City is willing to continue maintaining the building shell at a standard similar to those provided for other City - leased facilities. The building shell includes the exterior walls, roof, and exterior doors, as well as mechanical (such as HVAC, that are permanently affixed to the structure and are required for proper structural functionality), electrical, and plumbing systems. Capital investments will be negotiated between the City and lessee.
  
- 2. **QUESTION:** Is the Lease Operator responsible for paying property taxes?  
  
**ANSWER:** While the terms of the lease will be negotiated with the highest ranked respondent, we anticipate that the lease operator will be responsible for the venue's utilities as well as any tangible property tax associated with the operation.

All other conditions of this proposal remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: \_\_\_\_\_

Manual

Signature: \_\_\_\_\_

Typed or Printed

Company Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Date: \_\_\_\_\_

/lh