



City of Virginia Beach

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ECONOMIC DEVELOPMENT
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4525 MAIN STREET
SUITE 700
VIRGINIA BEACH, VA 23462

To: All Bidders

RE: Addendum #1 , RFP #ED-25-01, RFI for the Lease of 2200 Parks Avenue

Date: 05/16/2025

Below are the questions Economic Development received regarding this solicitation to date, and the subsequent responses.

#	Question	Response
1	Will the organization moving in be responsible for the \$900K in building improvements?	There is not a set amount required; however, per section III 1. Of the RFI, submissions are being evaluated on their anticipated fiscal impact, including their proposed financial contribution.
2	Will the City pay for any part of the \$250K annually to run the building	Per section I. of the RFI the City anticipates that any new user(s) would be responsible for these ongoing costs.
3	Who is responsible for maintaining, I.E. grounds and building maintenance, once the building is leased?	The City anticipates that any new user(s) would be responsible for ongoing maintenance.
4	Is a new entrance allowed to be constructed for the building, for example can the doors be removed, and a garage style door be added for ease of access for exhibits and installation of items?	The City is seeking a cultural arts use that is suitable for the existing building floorplan, but is open to proposals that ensures the space remains a compelling and evolving destination for Virginia Beach visitors and residents. Please refer to section II. C. ii of the RFI for what respondents must include in their proposed use of the building and property.
5	Are the trees inside the building being used for flood mitigation?	No

6	Can more seating be added to the auditorium?	The City is seeking a cultural arts use that is suitable for the existing building floorplan, but is open to proposals that ensures the space remains a compelling and evolving destination for Virginia Beach visitors and residents. Please refer to section II. C. ii of the RFI for what respondents must include in their proposed use of the building and property.
7	Can the mezzanine area be used for a dressing room?	The City is seeking a cultural arts use that is suitable for the existing building floorplan, but is open to proposals that ensures the space remains a compelling and evolving destination for Virginia Beach visitors and residents. Please refer to section II. C. ii of the RFI for what respondents must include in their proposed use of the building and property.
8	Who is responsible for maintenance once the building is occupied by the new tenant?	The City anticipates that any new user(s) would be responsible for ongoing maintenance.
9	Who will oversee the maintenance and the upkeep of the building?	The City anticipates that any new user(s) would be responsible for ongoing maintenance.
10	How old is the current sprinkler system?	The system was installed in 1989.
11	Is there any other Fire Suppression System in the building, besides the Sprinkler System?	Yes-Dry system (VESDA) for the Gallery installed 2005.
12	How old are the mechanical systems in the building?	(4) AHU's, (1) Steam Boiler replaced in 2018/2019. (5) RTU's replaced in 2015. (1) 120-ton Chiller, (2) CRAC units, (11) exhaust fans and (3) pumps replaced in 2012. (32) VAV's and Hot water boiler installed 1986.
13	How old is the HVAC System?	The system was installed in 1986.
14	How old is the Electrical System?	The system was Installed in 1989.

15	Was there ever any updates or replacements done on the HVAC and Electrical Systems in the building?	Yes-Generator added in 2018 to supply power for Gallery and vault. (4) AHU's, (1) Steam Boiler replaced in 2018/2019. (5) RTU's replaced in 2015. (1) 120-ton Chiller, (2) CRAC units, (11) exhaust fans and (3) pumps replaced in 2012.
16	Is there record of any deferred maintenance to the building, for example permits pulled to complete any work, update or renovate since the building was built?	Yes, as renovation, the Rodriquez room expansion added in 2003.
17	Who has performed any work on the building since it has been opened, for example has the City completed all maintenance issues or has the work been completed by private contractors?	Work has been completed both by COVB and contractors. COVB performed all HVAC maintenance. The chiller is under a service contract.
18	Can the trees be removed that are inside the building?	The City is seeking a cultural arts use that is suitable for the existing building floorplan, but is open to proposals that ensures the space remains a compelling and evolving destination for Virginia Beach visitors and residents. Please refer to section II. C. ii of the RFI for what respondents must include in their proposed use of the building and property.
19	Are all the kitchen appliances staying in the building? MOCA would need to confirm if they own the appliances and their intention.	Yes, they will remain in the building.
20	Will the windows and roof work be done before the new tenants are in the building?	There are no plans to replace either the roof or the windows at this time.
21	What is the time frame for the windows and roof work?	There is no timeframe to replace either the roof or the windows at this time.

22	What is the seating amount currently for the auditorium?	268
23	Can more seating be added to the auditorium?	The City is seeking a cultural arts use that is suitable for the existing building floorplan, but is open to proposals that ensures the space remains a compelling and evolving destination for Virginia Beach visitors and residents. Please refer to section II. C. ii of the RFI for what respondents must include in their proposed use of the building and property.
24	Is the shelving and cage system in the storage area located behind the stage staying in place?	Yes
25	Is the access to the former mezzanine area above the stage?	No
26	What is currently in the former mezzanine area?	Currently this houses Artwork.
27	Is there any more room to expand the dressing rooms by the stage?	No
28	What is located in each mechanical room inside the building?	<ul style="list-style-type: none"> a. 1st floor mech room <ul style="list-style-type: none"> i. 120-ton chiller ii. (2) AHU's iii. Steam Boiler iv. Hot water Boiler v. (3) Pumps 1-CHW, 1-HW, 1-Standby vi. Water softener vii. Water heater b. 2nd floor mech room <ul style="list-style-type: none"> i. (2) AHU's
29	Can the steel members above the main atrium area be used to hang stuff from?	Depending on the weight of the items proposed to be hung, new user(s) should consult a structural engineer in advance.
30	Are there any logs or reports that were kept for all maintenance performed since the opening of the building?	The City of Virginia Beach Building Maintenance will provide maintenance reports to the new user(s) upon request.

31	How bad does the flooding in the area affect the building and grounds?	Flooding occurs near the rear loading dock with extreme downpours, along with the northern side of front parking lot.
32	Will there be any flood/drainage improvements done around the property?	There are no plans to do so at this time.
33	Who would be responsible for paying for any upgrades, the maintenance, and the upkeep of the building?	The City anticipates that any new user(s) would be responsible for ongoing maintenance.
34	The white chairs that are backstage, are they being left for the next tenant?	Yes
35	How do the panels in the gallery move?	With the Rolla-lift that is provided.
36	When will the Stormwater Project begin around the building?	There is no timeframe or definitive scope for the Central Beach Resort Drainage Capital Improvement project at this time.
37	Are there higher-resolution floor plans available?	Yes, please request them directly via email from Pamela Witham: PWitham@VBgov.com