

ADDENDUM NO. 1
Issued: March 31, 2023

By

JACKSON REDEVELOPMENT AUTHORITY

Regarding

REQUEST FOR PROPOSALS

For

**MUNICIPAL PARKING FACILITY NO. 2 PARKING AREA,
MUNICIPAL PARKING FACILITY NO. 2
(including Parking Area and Commercial Area),
MUNICIPAL PARKING FACILITY NO. 4, and/or
BLOCK C PARKING LOT**

RFP Submission Deadline: 4:00 o'clock p.m., April 18, 2023

ADDENDUM NO. 1, Dated: March 31, 2023

Addendum No. 1, set out below, has been issued by the Jackson Redevelopment Authority in accordance with specific provisions of the subject RFP, which state:

Interpretations and Addenda

No oral interpretation will be made to any Proposer as to the meaning of any of the Documents or any part thereof. Every request for such an interpretation shall be made in writing to the Authority. Any inquiry received seven or more days prior to the date fixed for the receipt for Proposals will be given consideration, and every interpretation so made will be in the form of an Addendum to the Documents (each an "Addendum" and collectively "Addenda").

The Authority may modify the Documents in any respect at any time prior to the Submission Deadline, including but not limited to modifications to extend the Submission Deadline (for the convenience of the Authority or the City or for any other reason) at any time either before or after the Submission Deadline. Every modification will be in the form of Addenda to the Documents. All Addenda will be mailed to each person who received Documents from the Authority and requested notices of Addenda, but it shall be the Proposer's responsibility to make inquiry as to the Addenda issued. All such Addenda shall become part of the Documents and all Proposers shall be bound by such Addenda, whether or not received by the Proposer, provided that no Proposer shall be bound by an Addendum (except Addenda extending the Submission Deadline), which was not issued and on file in the office of the Authority at least five (5) days prior to the Submission Deadline, unless such Proposer received notice of such Addendum prior to the Submission Deadline. Any Proposer which shall have submitted a Proposal prior to the issuance of an Addendum shall be promptly notified of such Addendum and offered an opportunity to make such modifications to the Proposal as shall be reasonably necessary to address the provisions of such Addendum, provided that all such modifications shall be submitted to the Authority prior to the Submission Deadline.

Addendum No. 1

Written notice is hereby provided to each Recipient of the subject RFP as follows:

Frequently Asked Questions

1. What is the revenue history for the parking facilities for the previous 3 years?

The report below provides information on the parking revenues from Facilities II and IV and Block C in 2020, 2021, and 2022:

[SP+ data last 3 years](#)

| JRA LOTS | | | |
|---------------------------|---------|------------|-------------------|
| Total Revenues | | | |
| | Year | Revenue | |
| | 2022 | \$169,465 | |
| | 2021 | \$170,701 | |
| | 2020 | \$178,393 | |
| Fac IV Monthly Contracts | | | |
| Type | Rate | Quantity | |
| 7 Day | \$82 | 47 | \$3,854 |
| 5 Day | \$70 | 108 | \$7,560 |
| 7 Day Reserved | \$125 | 6 | \$750 |
| 5 Day Reserved | \$113 | 4 | \$452 |
| TOTAL | | 165 | \$12,616 |
| Fac II Monthly Contracts | | | |
| Special Rate | \$20.00 | 13 | \$260.00 |
| 7 Day | \$83.00 | 97 | \$8,051.00 |
| Special Rate | \$60.00 | 1 | \$60.00 |
| TOTAL | | 111 | \$8,371.00 |
| Block C Monthly Contracts | | | |
| Special Rate | \$20.00 | 84 | \$1,680.00 |
| 7 Day | \$56.00 | 25 | \$1,400.00 |
| TOTAL | | 109 | \$3,080.00 |

2. Is the Authority only considering proposals to manage all the parking facilities? Does this include the office spaces?
JRA will consider options for management of all or part of the facilities, including the office/retail spaces.
3. Will any parking space commitments carry over to the new contract?
Yes, we expect to carry over agreements with 385 monthly parkers for a total of \$24,067 in monthly revenue.
4. Under a lease, or revenue sharing scenario, who will be authorized to establish parking rates for daily, monthly and events?
The rights to establish parking rates will remain with the Board of Commissioners with advice from the parking manager(s).
5. Is the Authority aware of any major structural or mechanical issue in the parking garages?
*In 2021, Walker Consultants submitted an **Asset Management and Capital Improvement Plan for Parking Facilities II and IV**. In preparing that plan, Walker Consultants generally evaluated exposed piping, railings, and miscellaneous architectural finishes with respect to certain visually apparent conditions, such as paint peeling and corrosion. Elevators or other mechanical equipment in the two parking facilities were not reviewed.*
6. Will all of the current fixtures, equipment, signage, carry over to the new contract?
All of the current fixtures, equipment, and signage will remain in the parking garage for the new contract, except for any equipment that bears the name of our existing manager SP+.
7. Will the Authority authorize the new contractor to issue parking citations for non-payment?
Yes, parking enforcement is expected to be a service provided by the selected contractor.
8. Is the new contractor able to establish hours of operation for the parking garages/lot? Or will the Authority dictate operating hours?
The contractor will be authorized to establish hours of operations for the parking facilities with approval from the Board of Commissioners or the JRA Executive Director.
9. Does the Authority have a specific term for a new contract in mind?
We are open to all proposals. The previous contract was for five years.

We appreciate your review and consideration of the subject RFP and thank you for your interest.

JACKSON REDEVELOPMENT AUTHORITY

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