

June 25, 2020

To: All Interested Respondents

Re: Proposal for Operation of Surface Parking Lot in Atlantic City

### **Addendum 2**

This Addendum sets forth the Q&A for questions received by the CRDA website pursuant to section 1.5 of the Bid documents before the Q&A deadline of June 10, 2020 at 12:00 pm. Any questions received after the deadline will not be entertained.

Q1 Will the CRDA share the physical address of the parking lots?

A1

<b>Surface Lot #</b>	<b>Block</b>	<b>Lot(s)</b>	<b>Location</b>	<b>Surface</b>	<b>Number of Parking Spaces</b>
1	163	13-39, 41, 50, 51, 68-71	<b>2319 Pacific Ave.</b> Georgia & Pacific Avenues	Paved and gravel	100 paved 91 gravel
2	389	1	<b>2301 Fairmount Ave</b>	Paved	298
3	396	2,5,7,8,10	<b>1801 Baltic Ave.</b> Near Convention Center	Paved	425

Q2 Will the CRDA share a map or outline of the parking lots?

a. On that map or outline will the CRDA list any designated, unusable or reserved spaces?

A2 Yes



Q3 Who is responsible for maintenance/landscaping etc.

A3 Operator is responsible for maintenance and landscaping.

Q4 Is there a required insurance deductible?

A4 No.

Q5 Will the CRDA share revenue and occupancy data from the past 3-5 years?

A5 See four (4) attachment posted with addendum on CRDA Website [www.njcrda.com](http://www.njcrda.com).

Note: block 157 mentioned in attachments is no longer available or part of this RFP

Q6 What equipment is currently in the lot?

b. Will that equipment stay with the lot if the CRDA chooses a new vendor?

A6 There are two attendant booths on surface lot 1. The booth on Mississippi Ave. belongs to the CRDA. The booth on Georgia Ave. belongs to current operator and will be removed should the CRDA select a new operator. The booths and gates on surface lots 2&3 are the property of the CRDA. The CRDA makes no claim or warranty as to the condition or functionality of any equipment.

Q7 Is staffing mandatory or will the CRDA allow for a mobile enforcement option?

A7 Staffing is not mandatory however Surface Lot 3 must remain open year round.

Q8 Is a barrier gate mandatory?

A8 No. see A6.

Q9 Are there any specific capital improvements the CRDA expects the chosen vendor to make?

A9 No.

Q10 Is the CRDA open to alternative proposals that may benefit the CRDA

A10 Yes, alternative proposals may be included

Q11 Will the chosen vendor be able to generate revenue for parkers who receive the "Special Permit granted by the City of Atlantic City"?

A11 The lots are owned by the CRDA and not subject to Special Permits given by the City of Atlantic City.

Q12 Will the chosen vendor be able to generate revenue for patrons, visitors and employees of the Atlantic City Convention Center?

A12 Surface parking lots 2 & 3 are generally used for Convention Center purposes.

Q13 If the CRDA removes a lot from the operation, will the operator still be responsible for paying the license fee to the CRDA?

A13 The license fee will be adjusted accordingly.

Q14 What are the current rates?

A14 **Surface Lot 1:** Up to 3 Hours \$5, over 3 Hours \$10 Maximum. **Surface Lot 2:** No rate; Not to be used for public parking; Restricted to oversized vehicles and marshalling for events at the Convention Center; Rate for marshalling \$15 per 15 feet of space. **Surface Lot 3:** All spaces to be provided to Agent (Facilities Manager) at Convention Center up to 30 calendar days per year for marshalling for special events; Rate for marshalling \$15 per 15 feet of space. (Agent will provide 30 days' notice of event) There will be no spaces sold to public on these 30 days; Rates for non-event days: Patrons & visitors not to exceed \$25 per day; Employees of Convention Center and Sheraton Hotel (with proper ID) \$5 per day; Special Usage (designated by Agent) not to exceed \$15 per day.

Q15 Is the CRDA open to rate negotiation?

A17 No.

Q16 Can you please share historic operating expenses for the past 2-3 years?

A16 No.

Q17 Can you please share the regular weekly staffing schedule? (regular meaning excluding events)

A17 No.

Q18 Can you please provide a list of which surface lots are gated/ungated?

A18: Gates are located on Surface Lots 2&3. The CRDA makes no claim or warranty as to the condition or functionality of any equipment.

Q19 Are insurance expenses considered reimbursable or should insurance expenses be built into the management fee? Not reimbursable.

A19 Insurance expenses are not reimbursable.

Q20 Can you please clarify/list what types of costs are considered operational/reimbursable?

A20 Operator responsible for electric usage, lighting, staffing, signage, maintenance, etc.

Q21 Is the BPDA open to exploring the option of having the chosen Respondent enforce parking regulations in their facilities and possibly the Maritime Industrial Area?

A21 No.

Q22 Is the operation flat fee or management fee and pass throw expenses to client.

A22 Annual flat fee paid in monthly installments.

Q23 When will the Covid-19 hospital close at the Convention Center?

A23 The target date is August 4, 2020. This is subject to change per the Covid-19 conditions.

Q24 What conventions have been cancelled due to Covid-19 and the hospital?

A24 The following events remain scheduled. Subject to change without notice.

Description	Status	Start Date	End Date	Attendance
Atlantic City Jam Fest 2020	Tentative (28)	08/28/20	09/05/20	5,000
Lawn and Garden Show 2020	Definite (30)	09/13/20	09/15/20	1,225
Jurassic Quest Holdings, LLC.	Definite (30)	09/11/20	09/13/20	15,000
Action Expo September 2020	Definite (30)	09/16/20	09/17/20	200
2020 Impressions Expo	Definite (30)	10/08/20	10/10/20	7,000
Pizza and Pasta Northeast Expo 2020	Definite (30)	10/07/20	10/08/20	5,000
2020 Atlantic City National College Fair	Definite (30)	10/13/20	10/14/20	3,500
Atlantic Coast Veterinary Conference	Definite (30)	10/27/20	10/29/20	1,500
InterACTION 2020	Tentative (28)	11/08/20	11/12/20	1,300
2020 NJLM Annual Conference	Definite (30)	11/17/20	11/19/20	20,000
Import Expo 2020	Definite (30)	11/22/20	11/22/20	800
Action Expo December 2020	Definite (30)	12/02/20	12/03/20	200
Triple Play 2020	Definite (30)	12/08/20	12/10/20	8,255
National Sports Collectors Convention 2020	Definite (30)	12/12/20	12/16/20	30,000

Q25 Will offers with contingencies be considered? For example: Rent for Surface lot #1 is \$X.XX without events at Boardwalk Hall; When events at Boardwalk Hall resume our firm offers \$X.XX

A25 We would be open to discuss this contingency during contract negotiations.

Q26 The transportation center on the Black Horse Pike is closing and will no longer offer bus parking. Would CRDA allow bus parking on Lot 2 or other properties?

A26 Unknown at this time.

Q27 What is the length of the agreement?

A27 The agreement will be for 1 year with an option for the CRDA to extend for an additional 1 year term.

**The respondent is responsible to ensure that all changes necessitated by Addenda are accounted for and incorporated into the respondent's response to the Request for Proposal. All instructions, terms and conditions of the Contract Documents shall remain unchanged, unless expressly modified by the Authority.**