

# Regency Parking Garage Disposition and Redevelopment Questions & Answers Issued August 19, 2019

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| <b>Question 1</b> | Is the Regency RFP an RFP for a Developer or Broker?  |
| Answer            | <b>This RFP is seeking a developer to lease or purchase the site.</b>   |
| <b>Question 2</b> | Next week we have the company ready. There is any way to register the company in the government bidding system before we have the company ready or I have to wait?  |
| Answer            | <b>Yes, you can register for and attend the pre-proposal meeting before you register your company with the State of Arizona and/or with the City's e-procure system.</b>  |
| <b>Question 3</b> | Are there any plans to include electric vehicle charging station in this project?   |
| Answer            | <b>Electric vehicle charging stations are not required by the RFP, but if included in a proposal, could be considered by the evaluation panel during the evaluation process.</b>  |
| <b>Question 4</b> | How many spaces are in garage and what lease and parking agreements are in place in the garage and for how long?  |
| Answer            | <b>There are 506 parking spaces in the garage. The City has two retail leases at the site; one expires December 31, 2020 and the other is on a month-to-month extension. The City has four parking agreements at the site; one expires in June 2021, one in December 2021, one in August 2022, and one is on a month-to-month extension. If warranted by the successful proposer's timeline, the City will relocate the parking obligations for the lease than ends in August 2022.</b> |
| <b>Question 5</b> | Are you able to distribute the Sign-in sheet for the RFI meeting held earlier this spring on the Regency Garage Redevelopment?  |
| Answer            | <b>Yes, the RSVP and Attendee List from the City's Regency Garage Input Session has been posted at <a href="https://solicitations.phoenix.gov/Solicitations/Details/527">https://solicitations.phoenix.gov/Solicitations/Details/527</a>.</b>   |
| <b>Question 6</b> | I wanted to reach out to see if there is a place on your website that has the attendance sheet for the January info session that was held?  |
| Answer            | <b>Please see the answer to question 5.</b>   |
| <b>Question 7</b> | Is alley space behind garage set up for dining?   |
| Answer            | <b>No, it is a serviceable alley for deliveries and trash pick-up.</b>  |
| <b>Question 8</b> | What are the square footages of each tenant space?  |
| Answer            | <b>50 N. 2<sup>nd</sup> Street (vacant) is 1,100 square feet (SF).<br/>125-131 E. Adams Street (vacant) is 13,340 SF.<br/>139 E. Adams Street (Steve's) is 2,955 SF.<br/>147 E. Adams Street (ALAC) is 5,358 SF.</b>  |
| <b>Question 7</b> | Can I get a copy of the study published about this site and the structural drawings mentioned in the study?   |
| Answer            | <b>The study has been posted with the RFP. To receive the structural drawings, please complete the Non-Disclosure Agreement also posted with the RFP and submit it to <a href="mailto:procurement.request.ced@phoenix.gov">procurement.request.ced@phoenix.gov</a>.</b>   |