

## Genesee Crossroads Parking Garage RFP - Q&A Document Published 03-26-2024

The following questions were received by the Questions deadline of 3/21/2024. The answers follow each question. The question-and-answer period is now closed for this RFP.

1. Is the sale for perpetuity of the envelope within the box, or does the time expire in some number of years?
  - The transfer is in perpetuity.
2. Is there any work in the garage scheduled?
  - Repairs to the existing generator and generator exhaust are scheduled under the existing F.Y. 2023 Parking Garage Contract. There is no work scheduled in the upcoming F.Y. 2024 Parking Garage Contract.
3. Why is the Corinthian Street entrance closed? Is it due to a temporary closure or a maintenance or capital requirement?
  - The Corinthian Street entrance was closed during the Covid-19 pandemic based on limited use and demand. It is a temporary closure, pending replacement of the revenue control equipment. Re-opening it is not planned at this time.
4. Are there any parking agreement encumbrances in place?
  - There aren't any parking agreements in place.
5. Please provide some historical data on usage; Averages or gross numbers per month:

Patron Usage Data	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24
Full Day	95	82	88	40	87	92
4-Hour	16	13	5	5	11	5
2-Hour	37	28	25	19	27	24
Monthly Passes	Average 287-300					

6. Can we receive the previous completed five (5) years of financials that show all revenues & expense?

Crossroads Garage (Fiscal year 7/1 to 6/30)	Actual 2017-18*	Actual 2018-19*	Actual 2019-20*	Actual 2020-21*	Actual 2021-22*	Actual 2022-23*	Estimated 7/1/23 to 12/31/23
Revenue	\$864,411	\$914,176	\$644,367	\$577,320	\$568,428	\$460,933	\$186,336
Operating Expense	\$318,874	\$373,548	\$246,598	\$168,408	\$196,179	\$279,939	\$110,202
Net Profit/Loss	\$545,537	\$540,628	\$397,769	\$408,912	\$372,249	\$180,994	\$76,134

\*The City's fiscal year runs July 1 to June 30<sup>th</sup>

7. Can we receive one-month daily recap of all transactions including monthly access card use and transient (daily) parking?
  - Please see answer to question 6 above.
8. Can the submission deadlines be extended one month?
  - The City would prefer to maintain the published deadlines in the RFP.
9. Have any addenda been issued for either offering?
  - A Q&A document has been added to the High Falls Garage RFP web page.