

**The Philadelphia Parking Authority
701 Market Street, Suite 5400
Philadelphia, PA 19106**

**Bid No. 22-07
Commercial Real Estate Broker Services 2022
Addendum One**

To: See Email Distribution List

From: Mary Wheeler
Director of Procurement

Date: June 14, 2022

No Pages: 2

This addendum is issued on June 14, 2022 prior to the bid due date to add, delete, modify, clarify and/or to respond to questions submitted by prospective bidders regarding the work included in the above referenced solicitation.

QUESTIONS

1. **Question:** With the recommendation to take a look at the spaces, just do kind of a walk-by? Is there an opportunity to get in and see any of the spaces?

Response: If you have a request to see a space, you can send me an e-mail at [sstewart@philapark.org](mailto:ssewart@philapark.org).

2. **Question:** On the sample contract, if we do have comments or exclusions, how would you like to see those? As a red line? Just as, you know, kind of an outline. What is the best way to present that?

Response: A red line would be preferable. Just make sure you include that in your proposal.

3. **Question:** Does the specified size for text (10 pt and 12 pt) apply to titles and divider pages of each section?

Response: No, titles and dividers do not need to follow the specified text size.

4. **Question:** How long has the theatre been closed?

Response: The theatre has been vacant since December 2021.

5. **Question:** Regarding the theatre, would new tenant be able to keep the same signage?

Response: No.

6. **Question:** Regarding the theatre space, have any due diligence/feasibility studies been done to determine if these spaces can be vented for potential restaurant, food or other uses that would require range hoods or have venting requirements.

Response: No, not to our knowledge. There is currently no cooking equipment on location.

7. **Question:** Regarding the theatre and Hot Pot, Is there a liquor license at either of these spaces?

Response: No, tenant must apply for their own license.

8. **Question:** Regarding the theatre and Hot Pot, can they share the same license?

Response: Please see response to question 7.

9. **Question:** Regarding the theatre and Hot Pot, can the license from the former Recess be used at either of these spots?

Response: Please see response to question 7.

10. **Question:** Regarding the theatre and Hot Pot, does PPA have control of any of the licenses?

Response: Please see response to question 7.

11. **Question:** Was there any flood damage to the former Hot Pot space?

Response: No.

12. **Question:** Regarding the 8th Street Corridor, have any due diligence/feasibility studies been done to determine if these spaces can be vented for potential restaurant, food or other uses that would require range hoods or have venting requirements?

Response: No, not to our knowledge.

13. **Question:** Regarding the 8th Street Corridor, is there HVAC already in all of these spaces?

Response: Yes.

14. **Question:** Regarding the 8th Street Corridor, are full utilities available at each space (gas, water, electric, etc.)?

Response: There is no gas, except on the East side corner property at 8th and Arch Street.

15. **Question:** Can we have a word copy of Appendix B, Sample Contract, to provide red-lined revisions?

Response: A word version of the sample contract is attached to the email distributing this addendum.

END OF ADDENDUM ONE