

March 26, 2020

## Addendum #2

Property Management, Marketing and Leasing Services  
for the Connecticut Regional Agriculture Market

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This addendum dated March 26, 2020 forms a part of the Contract Documents \*\*\*\* original RFP. Please include this addendum in your RFP submission.

### Responses to Questions Posed by Bidders

- 1. Following renegotiation of all new leases, how many square feet at \$6.50/sf does CRDA expect to have under lease?** *Approximately 140,000 square feet*
- 2. Following renegotiation of all new leases at \$6.50/sf, how many square feet does CRDA expect to be vacant (not including Building C)?** *Approximately 16,000 square feet*
- 3. What is the term of the new leases?** *1 to 3 years*
- 4. Can you share a “blank” form lease that you will be using with your tenants?** *See Attached*
- 5. Quarterly funding: Is that in advance based on a budget or in arrears based on reimbursement of actuals?** *It is in advance, based on the budget with a year-end true-up*

6. **Will the Property Management company have any construction management responsibilities vis a vis Building C demo or improving suites for leasing?** *The selected property management company will have no direct construction management responsibilities. They will, however, be responsible for coordinating market activity around any construction activity.*
  
7. **Do you anticipate any Property Management role relative to the Farmer's Market, such as billing, arranging, scheduling, cleaning, etc.?** *The selected property management company will be responsible for normal site/property maintenance. There is, however, a possibility that their scope may be expanded to include management of the Farmers' Market for the 2021 season, based on negotiations between the selected company and CRDA.*
  
8. **Would CRDA be willing to consider, as part of a proposal, an Asset Manager role in developing a multiyear broader development plan for the property?** *Yes*