

**Addendum 2: City of Versailles Downtown Revitalization P3 RFP
Response to Written Questions**

Overview

The Request for Proposals (“RFP”) issued on May 14, 2021 is clarified and modified as set forth in this Addendum and Addendum 1. The original RFP Documents remain in full force and effect, except as modified by this Addendum and Addendum 1, which are hereby incorporated into the RFP. Respondents shall take these Addenda into consideration when preparing and submitting their Proposal. This Addendum addresses some of the questions the City of Versailles (the “City”) has received in writing or during the site visit. The City anticipates answering further questions it receives in future addenda.

Questions and Answers

9) Would the City be willing to extend the response deadline?

- Yes, the RFP schedule will be extended 4 weeks as follows:

Final Written Questions Due:	July 9, 2021
Versailles’s Final Response to Written Questions:	July 16, 2021
Private Partner Proposal Due:	July 23, 2021
Oral Presentations:	Week of July 26, 2021
Selection of Private Partner:	Week of August 2, 2021

10) Instead of expanding parking opportunities in downtown Versailles, would the City consider responses that propose supplementing parking demand through leveraging a dedicated transit system?

- The City is not considering a comprehensive public transit system at this time. However, Respondents are encouraged to be creative in their Proposals and may submit “Other Innovative Proposals” that further the City’s objectives.

11) Would the City consider an availability payment or master lease structure for any or all of the portions of the design-build features?

- Yes.

12) Could the City provide copies of the annual budget summaries for the City and Tourism Commission?

- The City’s FY2022 budget is attached as Attachment A to Addendum 2. The City’s line item budgets, financial reporting, and audits may be found at <https://versailles.ky.gov/government/Pages/financial.aspx>. The Tourism Commission’s FY2022 budget is attached as Attachment B to Addendum 2. All addenda and attachments will be uploaded to <https://versailles.ky.gov/Pages/Announcements.aspx>.

13) Could the City provide a list of potential tenants and their current lease rates and office space needs?

- The Woodford County Tourism Commission and the Woodford County Chamber of Commerce currently share approximately 1,800 square feet of office space and pay a combined \$2,300 per month for rent, to include utilities. This amount of office space is adequate for their anticipated needs.

14) Is the City or Tourism Commission capable of event planning for the public areas, or would that be part of an Operating Proposal by a Private Partner for that purpose?

- The City and Tourism Commission are able to plan the City's standard community events. However, the City would be interested in Operating Proposals that included the Private Partner planning additional events, to include revenue-generating activities, or Proposals that complemented the City's events. The City's standard events include the following:
 - Art in the Park
 - Versailles Merchants Association Friday Night Summer Block Parties
 - Fourth of July Celebration
 - Twilight Festival
 - Versailles Halloween Boo Bash
 - Versailles Christmas Open House
 - Versailles Tree Lighting Ceremony
 - Versailles Christmas Parade

15) Would the City consider and be comfortable with private naming/branding rights for any of the design-build features? Would the City be willing to provide reasonable assistance in securing those rights – limited to attending meetings with potentially interested rights purchasers/lessees that the Private Party would source?

- Yes.

16) Under Section III "Submission Process", the RFP asks for "each member's percentage of ownership of the private partner entity." Are you asking for each entity to provide their ownership percentage or each member to provide their ownership in the overall development team?

- Proposals should include the percent ownership each member entity has in the overall development team.

17) Will this Project create new jobs for the Woodford County Tourism Commission and Woodford County Chamber of Commerce? If so, how many?

- The City does not anticipate this Project directly creating any new jobs for these two organizations in the near future.

18) Regarding the existing, do any businesses pay for monthly parking? If so, what is the rate per space?

- The City does not currently charge businesses to use the parking lot. However, the City is open to monetizing approximately 20 parking spots through potential arrangements with the Woodford County Fiscal Court and the adjacent businesses. Proposals that monetize parking must provide free public parking for at least 20 spots at all times.

19) Is the City currently working with a commercial leasing company?

- No.

20) What are the requested dimensions for the stage?

- The City plans to use the stage for a variety of types of performances, to include live music, Woodford Theatre performances, and watch parties. The Woodford Theatre typically performs on a stage that is approximately 30' x 24'. Proposals can include stages with reasonable adjustments to these dimensions or modular or adjustable stage designs.