



ADDENDUM NO. 1

REQUEST FOR QUALIFICATIONS

COMMERCIAL REAL ESTATE BROKERAGE SERVICES

Effective April 12, 2024, Addendum No. 1 (ONE), {Pages 1-4 and the applicable attachment(s)}, is associated with the Request for Qualifications (RFQ) seeking Statements of Qualifications from those entities (Respondents) interested in serving as the Commercial Real Estate Broker at Port San Antonio. The Broker will provide commercial real estate brokerage services for landlord representation of any combination of the following types of properties: office, industrial, or retail.

This addendum is hereby made part of the solicitation documents to the same extent as though it were an originally included item therein. This addendum shall take precedence over the RFQ document(s) originally provided, where its provisions apply. The purpose of this addendum is to provide deletions, insertions, clarifications, corrections, extensions, and omissions pertaining to Contract and Technical clarifications as follows:

Addendum No. 1 and the applicable attachments may be examined without charge in hard copy format at: the Port Authority's Contracting Office, 907 Billy Mitchell Boulevard, Suite 120, San Antonio 78226.

Interested firms must submit Responses to the RFQ in accordance with the instructions outlined therein the RFQ document: www.portsanantonio.us/contracting

The electronic submittal address is as follows:

contractinginfo@portsanantonio.us

This addendum represents clarifications, questions received in writing, and the related responses pertaining to the RFQ documents, and site visits as follows:

Q1. Is there a way for us to market any of the vacant land for trailer parking?

A1. This RFQ is seeking qualifications for commercial real estate brokerage services for landlord representation of any combination of the following types of properties: office, industrial, or retail. The Port will determine at a future date which specific properties are marketed.

Q2. Can you provide a Zoning map and any use restrictions?

A2. Please see the attached zoning map.

Q3. Can we market the land for outside storage opportunities?

A3. This RFQ is seeking qualifications for commercial real estate brokerage services for landlord representation of any combination of the following types of properties: office, industrial, or retail. The Port will determine at a future date which specific properties are marketed.

Q4. Can we market the land for BTS Opportunities?

A4. This RFQ is seeking qualifications for commercial real estate brokerage services for landlord representation of any combination of the following types of properties: office, industrial, or retail. The Port will determine at a future date which specific properties are marketed.

Q5. How much land is available for Ground Lease?

A5. This RFQ is seeking qualifications for commercial real estate brokerage services for landlord representation of any combination of the following types of properties: office, industrial, or retail. The Port will determine at a future date which specific properties are marketed.

Q6. Do you have any floor plans for the Innovation Tower?

A6. Please see the attached examples.

Q7. Do you need pre-leasing to begin construction of Innovation Tower?

A7. The Port is currently pursuing pre-leasing, but this is subject to change.

Q8. What is the projected groundbreaking of the Innovation Tower?

A8. 2025

Q9. Are we able to expound upon answers to the questions within the Attachments? Specifically, do the answers to Attachment 3 need to be submitted on the form attached to the RFQ or can they be answered within a dedicated section in our response submittal for the RFQ?

A9. Answers to General Information Form "A" represented in Attachment 3 need to be addressed on the form. If the answers are detailed and require additional space, please continue on an additional sheet and attach it to the form - Attachment 3.

Q10. What is the total and potential Port inventory look like?

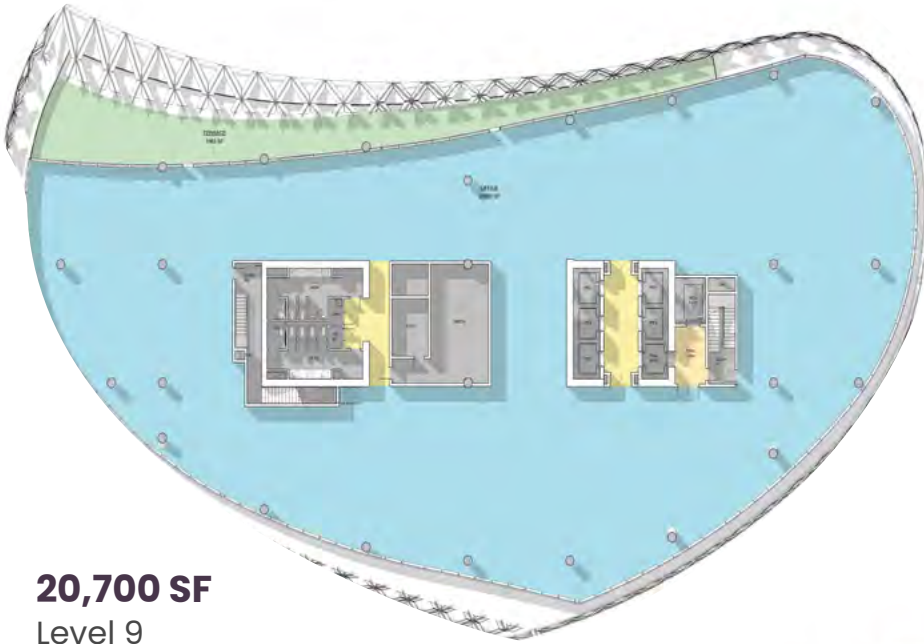
A10. See pages 24 and 25 of the RFQ binder for current inventory. The potential inventory can be seen in the conceptual development plans that are also included in the RFQ.

.ATTACHMENTS

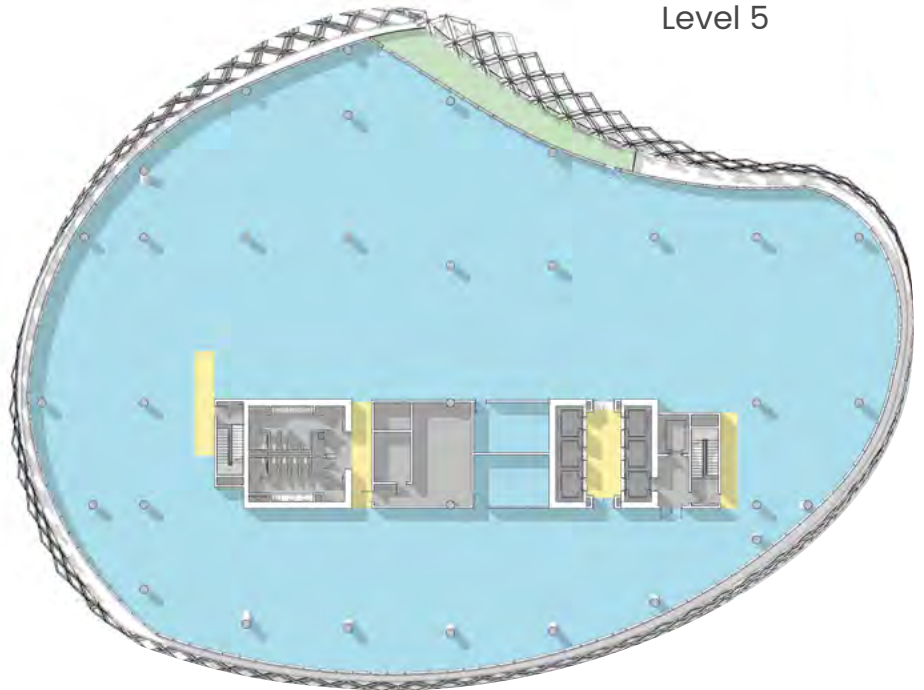
- Innovation Tower Floor Plates
- Zoning Map 2019-36x48

End of Addendum No. 1

Floor Plates Ranging From 10,800 SF to 30,000 SF

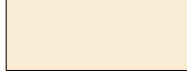
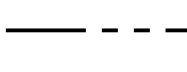


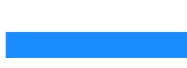



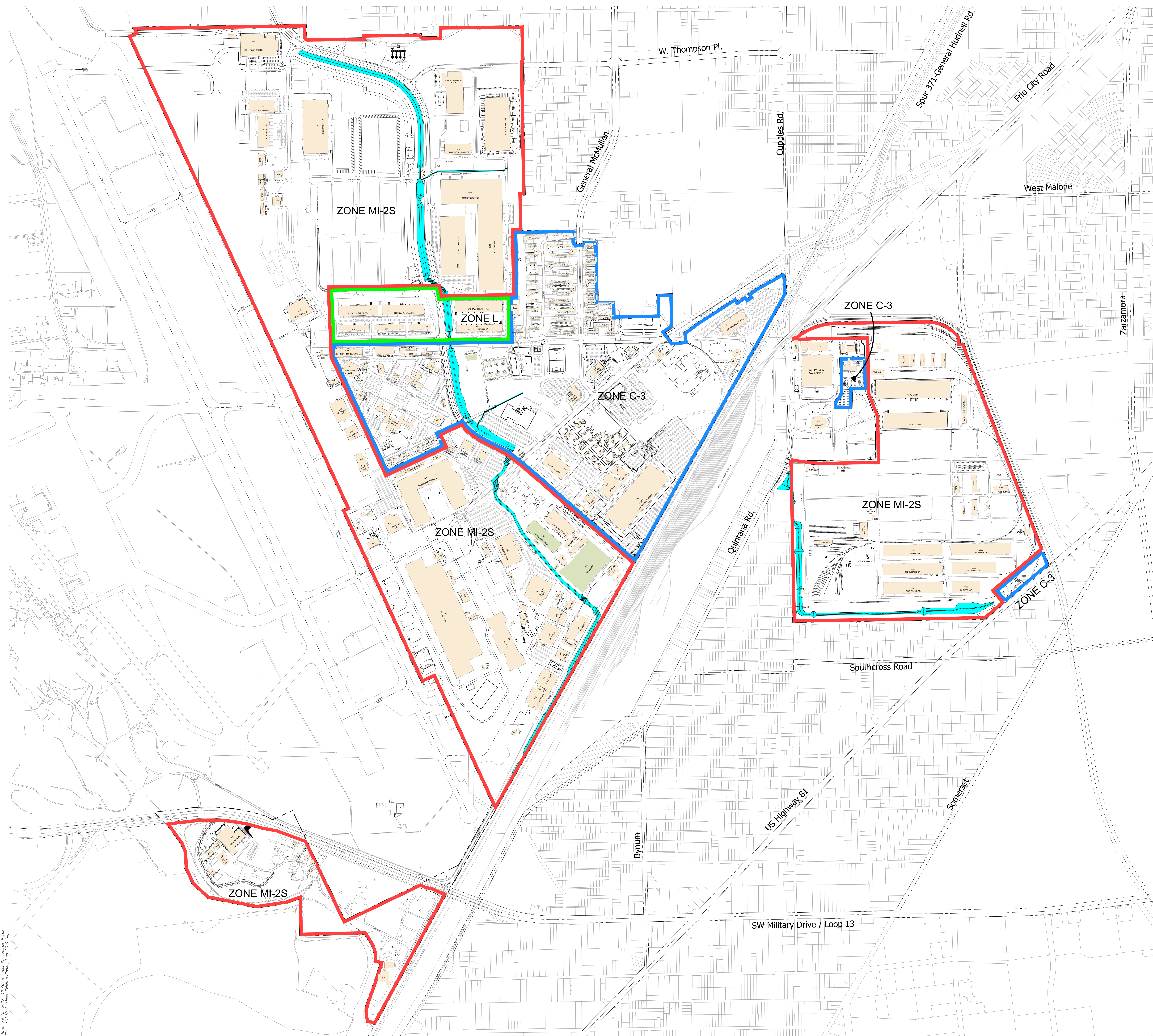
20,700 SF
Level 9



29,400 SF
Level 5

LEGEND:

-  EXISTING BUILDINGS
-  PORT SAN ANTONIO PROPERTY LINE
-  BUILDINGS SCHEDULED FOR DEMOLITION
-  MIXED HEAVY INDUSTRIAL ZONE MI-2S
-  COMMERCIAL DISTRICT ZONE C-3
-  LIGHT INDUSTRIAL ZONE L



Date: Jul 19, 2022 10:40am User: G. Andrew Perez
File: P:\CAD Services\Units\Zoning Map 2019.dwg

The information provided on this graphic/report may contain inaccuracies; you must not rely on it for design or development. Port Authority will not be liable for your failure to conduct your own independent due diligence.

**PORT SAN ANTONIO
EXISTING ZONING PLAN**

