

NOTICE TO ALL PROPOSERS

ADDENDUM NO. 1

**TO THE REQUEST FOR PROPOSALS FOR
TUCSON AIRPORT AUTHORITY PROJECT
PARKING FACILITIES MANAGEMENT**

1/12/2026

The following Addendum dated January 12, 2026, shall be made as part of the Request for Proposal (RFP) dated December 15, 2026, for Parking Facilities Management.

GENERAL

1. The Pre-Submittal Conference Summary dated January 8, 2026, and associated sign-in sheets are attached to this Addendum No. 1.

CHANGES TO DOCUMENTS

Please be advised that the proposal submission deadline has been extended. The new due date is January 29, 2026, no later than 2:00 p.m.

PRE-PROPOSAL CONFERENCE SUMMARY

Project No./Name: Parking Facilities Management
Date: Thursday, January 8, 2026
Time: 11:00 a.m.
Location: Tucson Airport Authority (TAA) Administration Catalina Room
Procurement Officer: Debbie Cruz
Project Manager: Kathleen Stalter

SIGN IN AND INTRODUCTIONS

1. See attached Sign-in Sheet for attendees.
2. Debbie Cruz welcomed all attendees and made brief introductions. She indicated that the minutes of the pre-proposal conference will be distributed to all meeting attendees and RFP holders of record. Further addenda, if any, will be distributed to pre-proposal meeting attendees and firms on the RFP Holders List.

GENERAL INFORMATION

1. TAA intends to award this contract on or before June 1, 2026
2. TAA shall not be held responsible for any oral instructions. Any changes to this RFP will be in the form of an addendum, which will be furnished to all registered RFP holders and pre-proposal meeting attendees.
3. This RFP does not obligate TAA to award the contract to any firm nor to pay any cost incurred in the proposal process or in the preparation of Proposals submitted in response to this RFP. Firms may be required to attend interviews in Tucson at a time and place to be announced. Expenses associated with such travel will be solely the responsibility of the firms. TAA reserves the right to reject any and all Proposals or to accept any firm which is deemed to be advantageous to the public and TAA.
4. No representative or agent of the Respondent may contact any member of the staff or Selection Committee, any member or director of TAA or any other agent or consultant of TAA, either directly or indirectly. Questions related to the RFP or Proposal process may be directed in writing to Debbie Cruz on or before January 14, 2026, by email at dcruz@flytucson.com. Any communication, or attempted communication, with any person other than as designated above shall, in the sole discretion of TAA, be grounds for disqualification of the firm.
5. Until an award and execution of a contract by TAA, only the name of each Respondent on the short list may be made available to the public. All other information received by TAA in response to this RFP or contained in the Proposals shall be confidential. The Proposals shall be open to public inspection after the contract is awarded and executed by TAA. To the extent the firm designates

and TAA concurs, trade secrets and other proprietary data contained in the firm's Proposal will be kept confidential.

DBE INFORMATION

11. It is the policy of TAA to ensure that socially and economically Airport Concession Disadvantaged Business Enterprise firms ("ACDBEs"), regardless of race or sex, have a fair and equal opportunity to participate in TAA's contracts. Pursuant to the U.S. Department of Transportation's Interim Final Rule (IFR) issued September 30, 2025, (see Disadvantaged Business Enterprise Program and Disadvantaged Business Enterprise in Airport Concessions Program Implementation Modifications, 90 Fed. Reg. No. 190, page 47969-47982), until TAA completes the reevaluation process described in the IFR, TAA will no longer include ACDBE contract goals or count ACDBE participation toward overall program goals.

Respondents are still encouraged to pursue subcontracting and partnership opportunities with socially and economically disadvantaged small businesses. If you have any questions about TAA's ACDBE Program, please contact Bert Resimont, TAA DBE Liaison Officer, at 520-573-8100.

The successful proposer will be required to submit the names and addresses of firms that will participate as subcontractors/service providers in the contract.

The successful proposer will be required to track all payments to subcontractors/service providers using an online system with access provided by TAA. At the completion of any contract, the successful proposer will be required to complete and submit a final certification of payments to subcontractor firms on a form to be provided by TAA.

PROPOSAL REQUIREMENTS

1. Debbie Cruz reminded the firms to carefully review the Proposal requirements described in Section IV starting on page 15.
2. Respondents should review the insurance requirements on Exhibit 12 of the Parking Facilities Management Agreement (Attached to the RFP) to confirm that they can comply.
3. Failure on the part of a Respondent to provide any portion of the required documentation may be cause for rejection of the Proposal. In the event of any conflict between any of the Proposal documents, resolution thereof shall be at TAA's sole discretion.
4. Proposals are due on or before 2:00 p.m. local Tucson time on Thursday January 22, 2026, at TAA's Administration Building, and must be time stamped to record TAA's receipt of the Proposals. Proposals submitted after that time may not be accepted.

7. One (1) original and Six (6) copies of the Proposal should be submitted to TAA and should be clearly labeled with the project title Proposal for Parking Facilities Management and the Respondent's name and addressed to the attention of Debbie Cruz.

8. Proposals may be withdrawn either personally or by written request any time before the scheduled date and time of receipt.

SELECTION PROCESS

1. Proposals that meet the mandatory requirements as outlined in the RFP shall be evaluated according to the evaluation criteria outlined in section V (pages 18-19) of the RFP. Award of a contract is intended to be made without discussion with proposers after proposals are received. Proposals should, therefore, be submitted on the most favorable terms.
2. TAA will make the award to the proposer who in TAA's sole judgment is determined to be the best-qualified and responsible proposer and whose proposal, in TAA's sole judgment, is deemed the most desirable and advantageous to TAA.

SCOPE OF WORK

1. Project Manager brief.

DISCUSSION:

The floor was opened to questions and answers and discussion followed.

Attendees were reminded that the Proposal due date and time is 2:00 p.m. Thursday January 22, 2026. The last day for questions is Wednesday January 14, 2026.

Field Visit:

The conference adjourned at 12:05 pm and a site visit was conducted.

The above is intended to be a summary of the proceedings as recalled by Debbie Cruz. The proceedings were recorded and the recording is on file in the TAA's Planning & Development Division.

cc: File A

QUESTIONS

Q1: It says in the RFP on Exhibit 4 that there will be a list of operating expenses for the last couple of years, we just see the revenue from that

Answer: See attached

Q2: Regarding the Bid Bond, is a surety bond applicable, as opposed to a cashier's check or some other form that was noted in the RFP?

Answer: No, we will not accept a surety bond

Q3: It's inferred in the RFP that you want the draft agreement included in our submittal, is that true?

Answer: You do not need to submit a copy of the Draft Agreement with your proposal

Q4: Will the Authority be open to extending the proposal due date by 5 days

Answer: TAA will be extending the proposal due date to January 29, 2026, no later than 2:00 pm

Q5: Is there any electronic Submittals

Answer: No electronic submittals will be accepted

Q6: Will you respond to any questions as they come in?

Answer: Yes, we will do our best to get them answered as soon as possible

Q7: So, if we submit the questions early, there is a chance we can get those sooner?

Answer: Yes, there is a possibility depending on the amount of questions

Q8: Would you consider sharing that with everybody, just not the ones that submitted the questions

Answer: Questions submitted will receive a direct response, and the information will subsequently be included in the addendum for all attendees and RFP Holders.

Tucson Airport Authority
7250 S. Tucson Blvd., Suite 300
Tucson, Arizona 85756
(520) 573-8100
(520) 573-8008

ATTENDANCE SIGN IN SHEET

PRE-SUBMITTAL CONFERENCE
Parking Facilities Management



Date: 1/8/24

Time: 11:00

Location: 7250 S-Tucson Blvd

Name	Company Name	Address City/State/Zip	Phone	Fax	Email
Mark Berglund	TEZ Technology	Plano, TX	805-551-9533		mark@teztechnology.com mberglund@teztechnology.com
Adam Deyden	LAZ	Phoenix, AZ	714-925-2326		adeyden@lazparking.com
Christian Matthews	LAZ	SAN Diego, CA	248.88.2573		CMatthews@lazparking.com
Alex Pleske	LAZ	Sacramento, CA	916-231-6976		apleske@lazparking.com
Jeff Cushman	Republic Parking	Denver CO 80134	424-428-9977		jeffrey.cushman@reimagineparking.com
Scott Hutchinson	Republic Parking	Salt Lake City UT 84040	801 419 1812		scott.hutchinson@reimagineparking.com
Ryan Molloy	Acc. Parking	7250 S Tucson Blvd.	520-573-4716		rmolloy@accparking.com reimagineparking.com
Brent Resimat	TAA	7250 S. Tucson	520-573-4812		bresimat@flytucson.com
Chad Hertz	Interstate Parking Co	Denver, CO	406-539-2323		chertz@interstateparking.com schwendeman@interstateparking.com
Alan Mosley	TAA	7250 S. Tucson	520-573-5139		amoseley@flytucson.com
Emin Aydin	TAA	11			eadyin@flytucson.com
Kathleen	TAA	11			kstalter@flytucson.com
John	TAA	11			jvoorhees@flytucson.com
Brent Hazon	ff4200 Enterprises	2200 E. Liver	520-745-8925		bhazon@ff4200enterprises.com

Tucson Airport Authority
7250 S. Tucson Blvd., Suite 300
Tucson, Arizona 85756
(520) 573-8100
(520) 573-8008

ATTENDANCE SIGN IN SHEET

PRE-SUBMITTAL CONFERENCE Parking Facilities Management



Date: 1/8/2026

Time: 11:00

Location: **7250 S. Tucson Blvd**

Name	Company Name	Address City/State/Zip	Phone	Fax	Email
Bert Resimont	TAA	7250 S. Tucson Blvd, Tucson AZ 85756			bresimont@flytucson.com
Debbie Cruz	TAA	7250 S. Tucson Blvd, Tucson AZ 85756			dcruz@flytucson.com
Sara Perry	TAA	7250 S. Tucson Blvd, Tucson AZ 85756			sperry@flytucson.com
Jason Finch	SP + Airport Services	San Francisco, CA 94128	786-367-2130		jfinch@spplus.com
Wally Bice	ABM	4151 Ashford Dunwoody Rd, Suite 600 Atlanta GA 30319	770-953-5000		james.bice@abm.com
Elizabeth Connolly	Reimagined Parking	-	678-367-1736		elizabeth.connolly@reimaginedparking.com
Tim Frey	Parking Systems of America	4011 Commerce Street, Dallas TX 75226	214-874-0468		tfrey@parkingsystemsofamerica.com
John Groden	Parking Concepts, INC	12 Mauchly, Building 1 Irvine, CA 92618	949-753-7525		jgroden@parkingconcepts.com
David L. Mueller	Parking Concepts, INC	12 Mauchly, Building 1 Irvine, CA 92618	949-753-7525		dmueller@parkingconcepts.com
Shane Henning	ACE Parking	2425 E. Buckey Rd, Phoenix AZ 85034	602-350-4453		shenning@aceparking.com
Steve Burton	ACE Parking	645 Ash Street, San Diego, CA 92101	619-233-6624		sburton@aceparking.com
Chris J. Howley	LAZ Parking	One Financial Plaza, 14th Floor, Hartford CT 06103	401-443-0585		chowley@lazparking.com

HISTORICAL REIMBURSABLE PARKING OPERATING EXPENSES

Operating Expenses – Payroll

Category	FY23	FY24	FY25
Wages - Cashiers & Cleaning	\$518,870.53	\$529,926.92	\$586,155.52
Wages - Driver	\$270,463.14	\$281,426.66	\$295,026.15
Wages - Vacation Pay	\$54,852.78	\$58,657.18	\$61,178.03
Wages - Lot Inventory	\$51,463.36	\$43,307.23	\$729.56
Wages - Manager & Supervisor	\$117,046.22	\$138,129.75	\$137,511.95
Wages - Audit	\$78,809.26	\$84,003.33	\$86,586.05
Total Payroll	\$1,091,505.29	\$1,135,451.07	\$1,167,187.26

Change - 4.03% 2.80%

Operating Expenses – Other

Category	FY23	FY24	FY25
Payroll Overhead	\$88,858.25	\$91,960.72	\$107,951.88
Health and Welfare	\$95,675.28	\$88,847.36	\$70,309.43
Payroll Processing Fees	\$8,534.20	\$9,685.75	\$9,365.75
Shopping Tests	\$4,465.00	\$0.00	\$0.00
Supplies	\$10.40	\$289.95	\$96.24
Uniforms	\$12,602.99	\$15,871.57	\$16,155.85
Business License	\$50.00	\$0.00	\$0.00
Telephone	\$3,080.00	\$2,600.00	\$2,280.00
Credit Card Charge	\$12,726.00	\$14,658.00	(\$2.00)
Misc Expense	\$13,272.98	\$11,060.88	\$1,386.92
Base Management Fee	\$189,999.96	\$189,999.96	\$189,999.96
Insurance - Vehicles	\$55,632.00	\$61,896.00	\$63,984.00
Other Expenses Total	\$484,907.06	\$486,870.19	\$461,528.03
Total Expenses	\$1,576,412.35	\$1,622,321.26	\$1,628,715.29

Change - 2.91% 0.39%