



September 25, 2026

To: All Prospective Proposers

Subject: **Property Management Services RFP Addendum No. 1.**

Sent Via: TAMC Web Page posting

Clarifications – Proposer questions with responses as follows:

- 1. Question:** To better understand the scope of services requested, would you please provide a list of the properties proposed to be managed under this RFP, including the property address or Assessor's Parcel Number (APN) and a brief description of each property.

Response: The leased lots do not have an APN and are located adjacent to the addresses below. The lots do not have building structures and are mainly used for storage. The rent collected per month is an estimate and does not guarantee future lease revenue. The two properties, 710-783 Redwood Ave and 1660-1667 Del Monte Blvd, may not continue with lease agreements if delinquency issues are not resolved.

Business Address Adjacent to the Right-of-Way	Rent Collected Per Month
1721 Del Monte Blvd. in Seaside, CA	\$ 3,063
1711 Del Monte Blvd. in Seaside, CA	\$ 4,360
1660-1667 Del Monte Blvd in Seaside, CA	\$ 1,870
698 Ortiz Ave. in Sand City, CA	\$ 500
1669 Del Monte Blvd. in Seaside, CA	\$ 555
*710-783 Redwood Ave. in Seaside, CA	\$ 375
1781 Del Monte Blvd. in Seaside, CA	\$ 2,417
1845 Del Monte Blvd. in Seaside, CA	\$ 609
1755 Del Monte Blvd. in Seaside, CA	\$ 9,598
650-654 Ortiz Blvd. in Sand City, CA	\$ 897
1637- B Del Monte Blvd. in Seaside, CA	\$ 281

- 2. Question:** Would you please provide a current rent roll for the properties included in the scope of this RFP?

Response: Please see table above.

- 3. Question:** Is the management of vacant lands or properties and associated rights-of-way intended to be included within the scope of services under this RFP? If so, please provide clarification regarding the expected responsibilities, including any required maintenance, inspections, security, landscaping, regulatory compliance, or other obligations associated with these areas.

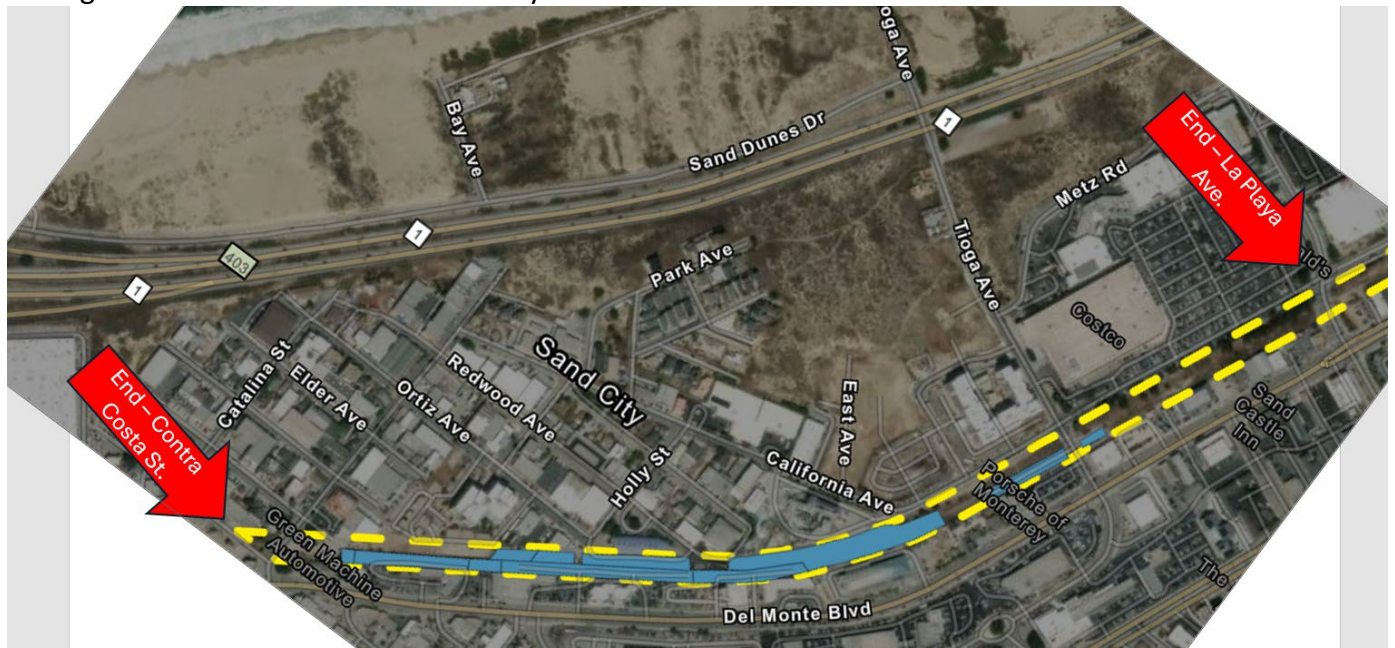
Response:

- Monthly inspections of the vacant land (see map in question 5).
 - Coordination with TAMC contracted landscape/clean-up contractor on services such as calling contractor to schedule services and oversee the ensure work has been completed.
 - Notifying businesses for unauthorized usage of vacant and leased land.
 - Coordinating with TAMC staff and general counsel to resolve issues related to security and unauthorized usage.
- 4. Question:** May we establish a minimum emergency response budget or reserve amount for unforeseen emergency situations? Alternatively, if no such budget is established, will management be provided with access to a designated contact person authorized to respond to and approve emergency-related matters on a 24-hour basis?

Response: TAMC will provide designated contact person to approve emergency-related matters on 24 hours basis.

5. **Question:** Please provide a location map of the properties.

Response: Below is a map of the leased lots in blue. The dash yellow line represents rail lease boundary (100 meters in width) that is owned by TAMC. The lots and vacant property for management is the area between La Playa Ave. and area south of Contra Costa St.



Acknowledge this addendum and all others in your proposal.

Proposal submissions shall be sent via email to Mi Ra Park, Project Manager, at mira@tamcMonterey.org by **12:00 noon PDT on Friday, October 9, 2026**. If you have any questions, please contact Mi Ra Park via email as specified above.