

1. Will the lease document be modified to reflect the 35 hangars outlined in the RFP?

Response

Yes, the final lease will reflect the actual facilities quitclaimed to the new lessee and the facilities that will remain under separate private ownership.

2. Can the City provide form leases for port-a-ports, t-hangars, large hangars, and box hangars?

Response

The City does not have form leases/subleases for port-a-ports, t-hangars, large hangars, and box hangars? The FBO lessee will need to develop its own leases/subleases for port-a-ports, t-hangars, large hangars, and box hangars, which shall be subordinate to the FBO's master lease with the City. City will consent to each sublease.

3. Can you provide a copy of the current rent roll for all sub-leased facilities including salient terms such as rates, maturities, etc.?

Response

The City does not have a copy of the current rent roll for all sub-leased facilities. All subleases will be terminated when the current master lease is terminated.

4. Do the 35 individually owned hangars pay their own possessory interest tax or is that all included in the tax on the leasehold?

Response

No. The Master Lessee pays the possessory interest tax.

5. What are the sizes of the fuel tanks and their installation date?

Response

Size of Fuel Tanks	Installation Date
1. 12,000-gallon Avgas	Circa 1986
2. 12,000-gallon Jet	Circa 1986
3. 4,000-gallon Diesel Fuel	Circa 1986

6. Is the leasehold restricted to aircraft 12,500 or less?

Response

The leasehold is not restricted to aircraft 12,500 or less, however, there is a need to serve these aircraft as Montgomery Gibbs Executive Airport is home to the largest flying clubs in the United States. There are approximately 80 based

flying club aircraft. The Lessee may also accommodate larger aircraft and build facilities that support larger aircraft.

7. Is the City responsible for maintenance of the concrete channel located at the eastern boundary of the leasehold?

Response

Yes, City is responsible for maintenance of the concrete channel located at the eastern boundary of the leasehold.

8. How will the existing Lessee address non-operating aircraft and aircraft parts located on the leasehold?

Response

The Lessee rents space on the leasehold to the owners of the aircraft parts that are stockpiled on the leasehold. The Lessee will remove any aircraft parts that the Lessee owns. The new Lessee will then either enter into agreements with the owners of the aircraft parts to stockpile the parts on the leasehold or require the owners to remove them.

9. The RFP references a "paid wait list," How many people are currently on that list? How much does it cost to get on the list? What type of hangars are the people on the wait list waiting for?

Response

The cost to be placed on the waiting lists for hangars is \$250.

Types of Hangars	Number on Wait Lists
Large Hangars	24
Small Hangars	35

10. When someone takes over the leasehold, will the hangars still be considered "City Property?" Are they currently "city property" or privately owned by others?

Response

None of the existing facilities on the leasehold are owned by the City. There are 34 privately owned port-a-ports and one privately owned box hangar. The current Lessee will quitclaim its interest in all the remaining facilities to the new Lessee.

11. What will the quit claim process be prior to entering the lease that is the subject of this RFP?

Response

After City Council has approved and executed the new lease, Airports will send a 90-day notice of termination to the current master lessee. The current master

lessee will send termination notices to all its sublessees terminating their sublease and informing them that a new lessee will be contacting them to enter into new subleases. The current master lessee will execute the quit claim deeds and provide them to the City. The City will provide the quitclaim deed to the new master lessee for recording prior to the commencement of the term of the lease.

12. Can you provide a transaction history for all hangar sales for the last 3 years?

Response

Hangar Sales Price	Equity Share to City
\$425,000	\$8,500
\$340,000	\$6,800

13. What percentage of operations at the airport are air ambulance, fire, and police use?

Response

Airports does not track flight operations by air ambulance, fire, and police use.

14. Who staffs the control tower?

Response

The control tower is staffed by the FAA.

15. What special events have been held on-site in the last 3 years to which the fee referenced in Section 3.4 of the lease would apply? What have the approximate proceeds to the City been?

Response

There have been no special events held on this leasehold within the last three (3) years. There have been no proceeds to the City for special events on this site.

12. Will the city take full responsibility for any NEPA/CEQA/FAA entitlement matters relating to this RFP?

Response

The Lessee shall comply with applicable laws and regulations, including compliance with any and all zoning and land use regulations applicable to the Premises and Lessee's intended use thereof ("Land Use Regulations"). The lessee is responsible for all permits required for its development and operation.

11. Is redevelopment as contemplated by the RFP permitted under all applicable regulatory and zoning requirements (other than basic permits typical for projects such as the subject needing to be obtained).

#### Response

Montgomery-Gibbs Executive Airport is un-zoned. Redevelopment as contemplated conforms to the Airport Layout Plan which has been approved by the FAA. Redevelopment of the property is subject to CEQA, permits and all applicable laws and regulatory requirements.

16. Is this a negotiable provision if the successful bidder would like to store fuel in a fuel farm on the field owned by a different entity (not on the Gibbs leasehold premises).

#### Response

If a Lessee has a fuel farm on the airport and desires to not store fuel in the fuel farm on the Gibbs Leasehold, but still on premises that could be considered.

17. Is it the intention of the City that the option, if exercised, would require the demolition of all, or part, of the Gibbs Flying Service FBO building, or could the optional space be 'negotiated' around the existing improvements?

#### Response

If the City exercises its option to recapture the Option Area 1 Parcel, the City intends to continue Gibbs Drive from west of John J. Montgomery Drive across the parcel to provide access to any proposed development. At this time, it is contemplated that the office building would need to be removed. This could be reevaluated at a later time and would depend on the proposed development of the Option Area 1 Parcel.

18. Can the bond requirement be as described in the Lease document instead of as described in the RFP?

#### Response

If Lessee constructs improvements on the Premises, City may, at any time, require Lessee to deposit with City a faithful performance bond in the amount of one hundred percent (100%) of the estimated cost of the work to be performed.

19. Is there asbestos in the hangars or other buildings and if so, who will remove it?

#### Response

City is not aware of any asbestos in any of the structures on the leasehold. The new Lessee will be responsible for any asbestos abatement required in the operation of the leasehold. The successful Proposer will be given a due diligence period of up to 120-day to assess the conditions of the leasehold.