



Airport RFP No. 2

Questions from Proposers

Q1. Will the lease agreement provide the time frame for the Airport to exercise the taking Option Area 1 from the lease boundary or will it state that the time frame will be dependent on obtaining FAA funds for design of the taxiway improvement project with a timeframe? Does the Airports Division know when the expanded taxiway project is to take place?

A1. a) There is not a time frame established for the taxiway improvement project.

A1. b) The Lease provides that the Lessee acknowledges and agrees that the City reserves the right to take back Option Area I Property, in whole or in part, from the Premises by providing Lessee with one year's prior written notice. City shall not be required to pay Lessee to take back all or any portion of Option Area I Property; provided, however, that City shall reduce Lessee's Rent therefor (as defined in Section 3 below) in proportion to the amount of land taken back.

Q2. Will the existing Port-a-Ports be conveyed to the Lessee and or are they owned by any specific parties that would claim them as property?

A2. The existing Port-a-Ports (with the exception of the one shown below) will be quitclaimed by the existing Lessee to the new Lessee awarded through the RFP process.

Q3. Please identify which of the large hangar and portable hangar are owned by the subtenants. What will be required for the lessee of these hangars?

A3. a) Large Hangar



A3. b) Portable Hangar



A3. c) Lessee will be required to manage the leasehold subject to the rights of the hangar owners in possession.

Q4. Is there existing natural gas service to the office building?

A4. The existing tenant has reported that natural gas is not provided to the site.

Q5. Are there below ground fuel tanks on the leasehold? Underground tanks previously were removed from the site - is there a case closure from the county department of environmental health regarding this matter and can other information be provided.

A5. The City Environmental Services Department reported that copies of these records would be available through a public records request.

Q6. Has the site been tested by City for contaminants or hazardous materials?

A6. No hazardous materials assessment tests have been performed by the City.

Q7. Will the Lessee be responsible for NEPA documentation?

A7. Lessee would be responsible for compliance with National Environmental Policy Act.

Q8. Will the City handle the CEQA clearance?

A8. Lessee would be responsible for compliance with California Environmental Quality Act.

Q9. Are there As-Built/record drawings of existing utilities of the development parcel for this RFP?

A9. a) The City of San Diego Planning Records Department has copies of the water and sewer plans for Lots 10 and 11 and they can be retrieved at the Planning Department Records Center.

b) San Diego Gas and Electric would have any electrical plans. The existing tenant has reported that natural gas is not provided to the site.

Q10. The RFP requests that all the buildings be brought into compliance - are there any buildings that are currently not in compliance that we would need to improve?

A10. No building assessment have been performed by the City.

Q11. There is an asbestos disclosure in the lease - has an asbestos/lead paint survey been done and if so, does the city know the extent of the contamination and/or abatement costs. Additionally, what lead paint or other contaminants are present.

A11. No asbestos or lead paint survey tests have been performed by the City.

Q12. Item 9 of G asks for a copy of "pledge of compliance" attached as Exhibit "G". But there is no Exhibit "G". There is an Exhibit "H" It looks like it may be what they are talking about. Can you confirm?

A12. Pledge of Compliance is Exhibit "H."

Q13. The RFQ Section "G" Listed proposal contents does not specifically ask for experience or qualifications of the team. We would like to be sure that qualifications and experience can be included with both the operational plan and development plan? If these are to be in another location please advise where in the proposal.

A13. The qualification and experience of the team is requested in section Exhibit "F" – City of San Diego Lessee's Questionnaires for all Leases page 45 Experience Statement.

ATTACHMENT I

