

## AMENDMENT #2 – RFP#100318

### Official Answers to Questions for Airport Project

1. The first question above all is “can the hangars be subleased to others”? Maybe a deal breaker for some owners. Yes, with written consent from Department of Aviation per SECTION V., Para G. Subleasing, Assignments, or Mortgages of Successful Bidder’s Interest of RFP.
2. Can this lease be changed to reflect a 30 year lease with 2 – 5 year additional options. No
3. Can the building specs be changed to reflect a 60’ X 48’ size? Yes, the Department of Aviation will allow 60’ x 48’ hangars; however, the leasehold contract shall be for not less than an approximate 68’ X 68’ of land to provide space for the hangar building and minimum building setbacks, along with access to the parcel via vehicle road network.
4. Can we have access to the site development plans so potential rock shelving can be identified and verify where all of the utilities are located onsite? The Department of Aviation has provided all available documents for this site. Prospective builders are welcome to conduct their own testing at construction site.
5. Can the closing deadline for this RFP be extended if needed? Yes; the proposal receipt date is hereby amended and proposals must be received by: October 23, 2018 @ 2:30 p.m.
6. Can the construction project timeline be extended to 180 days? Yes.
7. Can a bid bond suffice or replace the \$7500 Guaranty (Certified Check)? Yes; a performance and payment bond in the amount of 100% of the total project will suffice and replace the guaranty check.
8. Can LED lighting be used rather than High Pressure Sodium bulbs? Yes.
9. Would the Department of Aviation assist with the installation of utilities (tap fees, construction, etc.) No, existing utility infrastructure components such as power, sanitary sewer, domestic water, and communications conduit are located in close proximity to the project site.
10. What is the 2 ½ percent of monies going into a maintenance account, 2 ½ percent of what? Is there a cap of the 2 ½ percent moneys? This requirement is intended as a methodology to secure funding for building maintenance, so that when the structure is returned

to the Commonwealth at the end of the lease term, it is well-maintained building. With other projects, there is a revenue source affiliated with (some) structures constructed on state-owned property. The 2-1/2% of the gross revenue derived from the total hangar operation would be considered a working maintenance account.

The RFP is hereby amended: If the successful Offeror privately utilizes the hangar building for his/her own use, then paragraphs 4, 5, and 6 of Section M. Maintenance of Commonwealth's Property, pages 19 and 20, of the RFP will be omitted as a requirement and from the resulting lease. However, should the successful Offeror choose to utilize the structure as revenue producing or choose to sublet/rent the structure or portion(s) of the structure, then the 2-1/2% of gross sales shall apply and will be incorporated into the resulting lease agreement, through amendment, upon Offeror seeking approval to sublet or alter structure's use.

**11. Will a Compilation of Financial Statements suffice for an Audited Financial Statement? No.**