



REQUEST FOR PROPOSALS

FOR LEASE FOR SCOTTSDALE AIRPORT HANGAR FACILITY LEASE

ADDENDUM #2

January 4, 2016

The Request for Proposals for SCOTTSDALE AIRPORT HANGAR FACILITY LEASE is amended by the following clarifications or additions. If any provisions of this Addendum conflicts with the existing RFP, this Addendum will control. All other provisions in the RFP remain in effect as previously published.

The RFP Sections listed below are revised as follows:

SOLICITATION QUESTIONS (Page 2)

The Offeror shall submit all questions, requests for clarification and inquiries in regards to this solicitation to the Aviation Department, no later than ~~December 21, 2015~~ **January 15, 2016**. It is preferred that all questions be submitted via email to the appropriate Aviation Department staff, shjohnson@scottsdaleaz.gov, where possible. When submitting any questions, the Offeror should indicate the page number, Section Number / Clause Title and if possible paragraph number that is being questioned.

It is your responsibility to give notice, in the form of written questions before the bid opening on any item or issue in this solicitation that you believe should not be included or contained in any amendment to this solicitation or that the City failed to include in this solicitation that should have been included, and by your notice, the City could have cured the problem if the item or issue had been timely raised or objected to.

Failure to give notice may constitute a waiver of your right to object to the inclusion or lack of inclusion of the item or issue in this solicitation in any subsequent protest filed by you.

All questions, regardless of the method they are communicated (email, regular mail or hand delivered), must be clearly marked as "Solicitation Questions" and state the Solicitation title in the subject line of the email or on the outside of the envelope. If questions are not submitted via email, the submittal envelope **MUST** be clearly marked with Solicitation title and words

“SOLICITATION QUESTIONS”, or it may be mistaken as an actual proposal submittal and not be opened immediately.

All Solicitation questions **MUST** be received by the Aviation Department by **2:00 P.M., Local Time, ~~DECEMBER 21, 2015~~ JANUARY 18, 2016**. Any inquiries received after the specified time will be reviewed on an individual basis by the Aviation Department staff to determine if a response would be advantageous for the City.

2.00 LEASE AGREEMENT SPECIFICATIONS (Page 11)

2.30 Lease Fees

2.31 The Base Rent shall be defined as a fixed rent paid in advance on a monthly basis. The Base Fee shall be determined by the Base Fee quoted by the Offeror in their proposal submittal document. The MINIMUM Base Hangar **and attached Ancillary Support Space (i.e. lobby, reception, office(s), restrooms and storage)** Rent that will be acceptable to the City of Scottsdale will be \$1.05 per square foot per month and the **optional** MINIMUM Base Office Rent **inside the Adjacent Office Complex** that will be acceptable to the City of Scottsdale is \$1.92 per square foot per month triple net.

QUOTATION FORM (Page 19)

Item #1
<u>Hangar A</u>
Proposed Hangar Square Footage _____ Square Feet (between 20K-30K S.F.)
Proposed Ancillary Support Space Square Footage _____ Square Feet (up to 4K S.F.)
Monthly Base Rent Proposed \$ _____ MUST equal or exceed \$1.05 per square foot per month.
This is the amount of guaranteed rent you will pay the City per month throughout the initial term (first 3 years) of the lease. The guaranteed MINIMUM Monthly Base Rent amount MUST be no less than \$1.05 per square foot per month.
Optional Fuel Farm _____ gallons (up to 20K gallons) OR <input type="checkbox"/> N/A

Hangar B

Proposed **Hangar** Square Footage _____ Square Feet (between 20K-30K S.F.)

Proposed Ancillary Support Space Square Footage

_____ Square Feet (up to 4K S.F.)

Monthly Base Rent Proposed \$ _____
MUST equal or exceed \$1.05 per square foot per month.

This is the amount of guaranteed rent you will pay the City per month throughout the initial term (first 3 years) of the lease. The guaranteed **MINIMUM** Monthly Base Rent amount **MUST** be no less than \$1.05 per square foot per month.

Proposed Fuel Farm _____ gallons (up to 20K gallons) OR N/A

Preferred Hangar: A OR B

Item #2

Optional Ancillary Space in Hangar and/or Office Space inside Adjacent Office Complex

~~HANGAR Proposed Square Footage (up to 4K S.F.) _____ Square Feet OR N/A~~

~~— Monthly Base Rent Proposed — \$ _____~~

~~**MUST** equal or exceed \$1.92 per square foot per month.*~~

OFFICE COMPLEX Proposed Square Footage _____ Square Feet OR N/A

Monthly Base Rent Proposed \$ _____

MUST equal or exceed \$1.92 per square foot per month.*

This is the amount of guaranteed rent you will pay the City per month throughout the initial term (first 3 years) of the lease. The guaranteed **MINIMUM** Monthly Base Rent amount **MUST** be no less than \$1.92 per square foot per month.

*triple net (office space only)