

ADDENDUM TWO
Susquehanna Area Regional Airport Authority
Capital City Executive Airport

REQUEST FOR PROPOSALS
TO LEASE HANGAR 501 AT
CAPITAL CITY EXECUTIVE AIRPORT

Due Friday, May 20, 2022, 2 pm EDT
IS AMENDED AS FOLLOWS:

I. QUESTIONS AND RESPONSES

Questions received in writing are listed along with SARAA's responses.

NOTICE

It is the sole responsibility of the Respondent to ensure that he/she has received any and all addenda.

NOTE: IN ORDER TO ALLOW RESPONDENTS APPROPRIATE TIME TO COMPLETE THEIR PROPOSALS, THIS WILL BE THE FINAL RESPONSE TO QUESTIONS, AND NO ADDITIONAL QUESTIONS WILL BE ACCEPTED PRIOR TO THE PROPOSAL SUBMISSION DEADLINE.

I. Questions/Responses

The following questions have been submitted regarding the Request for Proposals:

Question: Will SARAA repair the water leak and the bird access?

Response: **SARAA is not planning on any structural changes; modifications to deter birds should be considered by the Respondent. We have inspected the building after rain and have not found evidence of a current leak; however, we will repair leaks located prior to the execution of a new lease.**

Question: Concerning Exhibit B, I assume that you just want us to be aware that there is asbestos and methylene chloride residue?

Response: **The Environmental documents were included to make Respondents aware of the materials in the building. Modifications proposed by the Respondents might require that the tenant address the demolition/disposal of these materials.**

Question: I read about a certified check of 1000.00 but I do not think it applies to a noncommercial proposal. Is this correct?

Response: **The \$1,000 check specified in the Minimum Standards is not required as part of this RFP process.**

Question: Insurance requirements for noncommercial use would be for the occupant personal equipment. Is this correct?

Response: **Our standard noncommercial hangar agreements require liability insurance as well as personal equipment.**

Question: Will the exterior lighting be upgraded?

Response: **SARAA will ensure that the exterior lighting is functioning; there are no plans to upgrade the exterior lighting at this time.**

Question: Will the exterior maintenance of the building be the responsibility of the tenant or SARAA?

Response: **SARAA proposed a triple net lease for this building, under which all maintenance, including the exterior, would be the responsibility of the tenant. SARAA is willing to discuss a traditional space lease with all maintenance falling to SARAA; however, the rent would have to be adjusted accordingly.**

Question: When is the first payment due?

Response: **The due date for the first payment will be determined in the lease.**

Question: If there lighting and heating system are being repaired and or updated who is responsible for future repairs?

Response: **Under the current RFP, repairs of the lighting and heating systems will be the responsibility of the tenant after the commencement of the lease.**

Question: Who is responsible for future repair to the building?

Response: **SARAA proposed a triple net lease for this building, under which all maintenance would be the responsibility of the tenant. SARAA is willing to discuss a traditional space lease with all maintenance falling to SARAA; however, the rent would have to be adjusted accordingly.**

Question: Is SARAA good with current insurance?

Response: **Insurance requirements will be based on the uses identified in the Proposal.**

Question: If subletting is SARAA OK with utilities will being paid by tenants?

Response: **Any subleases will require SARAA approval. SARAA's preference is to lease directly to the end users.**

Question: Page 8. Is the lessee responsible for potential hazards?

Response: **The Environmental documents were included to make Respondents aware of the materials in the building. Modifications proposed by the Respondents might require that the tenant address the demolition/disposal of these materials.**

Question: Can Proposals be submitted via email?

Response: **No. In order to ensure that Proposals are received, they must be submitted per the instructions in the RFP.**