

**Addendum No. 2 to the
Request for Proposals
To Develop a Helicopter Operations Facility
At Whiteman Airport
July 9, 2015**

**Responses to the Submission of Questions/Requests for Clarification for the Request for
Proposals to Develop a Helicopter Operations Facility a Whiteman Airport**

Attached are responses to questions/clarifications that were submitted.

To assure that all the Respondents have received each addendum issued, Respondents are required to acknowledge receipt of Addendum by initialing and submitting a copy of the addendum and attach it to their response. The Respondent also agrees that the terms of said addendum are incorporated into the Request for Proposals.

Joy B. Ward
Leasing Administrator
American Airports Corporation

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Section 2.2 – Business Documentation, for clarity, if the entity is a California Limited Liability Company, what documentation do you need. LLC-1 and LLC-12 SOI?

Documentation showing the LLC's articles of incorporation and evidence it is in good standing with the State of California.

Section 2.4 – Project Design - Confirming that the redesign will include direct access to the landing pads and that if an additional landing pad is built by the lessee, can the omitted helipad on the site plan be included in the lease?

Prior to the removal of any existing airport fencing on the site, the lessee will be required to construct new fencing to ensure adequate public safety and airside security.

Exhibit C of the RFP depicts the 7 existing helicopter landing pads which will be included in the proposed site. Anything beyond that would be the subject of lease negotiations.

Section 2.5 – Business and Marketing – Are there any restrictions on marketing the Company, what type of sharing of marketing costs could be had with American Airports ?, is there a marketing person at American Airports that can be contacted.

For the purposes of this RFP, assume the respondent is responsible for the marketing of their proposed facility.

Section 2.6 – Project Implementation – Which governmental agency will the development plans need to be approved? City of Los Angeles, County of Los Angeles? Who from American Airports or the Los Angeles County Aviation Department will act as liaison with the appropriate local government?

Respondents may be required to obtain approvals from both the County of Los Angeles and the City of Los Angeles as well as other agencies. Neither American Airports nor the Los Angeles County Aviation Division will act as a liaison or party to those approval processes.

Section 2.6 – Project Implementation – Who will be responsible for the eviction of the existing tenants located on the subject property?

American Airports

Do those tenants' leases require that they pay for the demolition of their structures as they are subject to land leases?

NO

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Can those leases and any contiguous land leases be made available to us?

YES

Section 5 - What is the plan for the main entrance gate during this construction and development of the 3.2 acre parcel?

Should an agreement to lease be reached as a result of this RFP, that lease will require the provision of a new access road and at no time shall the access to and from the airport's main entrance be impacted by this development.

Will the gate be relocated to ensure secured access to the heliport?

There are no immediate plans to relocate any existing gates at the airport at this time.

Section 5 - Supplemental Information - Roadway and improvements, is the expectation of that the area comprising the dedicated roadway paid for by the tenants would be part of the area subject to the land lease rate of \$2,652.00 per acre?

NO - The square footage of the road will be netted out of the total square footage used in the lease payment calculation.

What market comps does American Airports have that justifies the \$2,652.00 per acre rate?

There are several ground leases at the airport which already pay at or above this rate.

Has American Airports engaged a development / land use consultant to determine the going rate?

No, this rate already exists at the airport.

Section 5 - Supplemental Information - What historical plans / surveys does American Airports / the County have for the subject property? Showing underground pipes, wiring, and historical surveys?

We are unaware of any existing plans or drawings which depict existing utilities on the subject site.

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Section 10 – Public Works Project - Should the Civil Air Patrol office need to be included in the proposal -- as they will need space?

This is an RFP to develop a helicopter operations facility/area and does not contemplate the needs of the Civil Air Patrol.

Can the current entrance on Osborne street be maintained (ungated) if the entrance is renamed? (As an example - “Whiteman Aircenter Only”, “main airport entrance Airpark Way” or “12501 Osborne Street”>

For the purposes of this RFP, assume the existing airport entrance on Osborne remains as is or is unchanged.

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