

	RFP 152021 Redevelopment and Operation of Properties at Pinal Airpark Addendum 1 – Solicitation Inquiries and Responses	Pinal County Finance Department 31 N. Pinal St. Bldg. A P.O. Box 1348 Florence, AZ 85132
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Addendum 1 – Solicitation Inquiries and Responses

1. Is there an address for the hotel/motel/restaurant that we can use for the state/county permits/licenses (tax)?

The address of the Airpark itself is: 85233 E. Pinal Airpark Rd. Marana, AZ 85653.

A parcel number is referenced in the site descriptions.

2. Is the county able to modify the land area in the parcels? Ex: increase land area of the ranges to provide required federal SDZ's (safe down range zones, right & left lateral fields of fire)

It will be possible to include area outlined in red or approximate for the safety areas.



3. Zoning on the hotel, can there be waivers on electrical improvements? Ex: grandfathered code restrictions with substantial electrical improvements without complete upgrade
Regarding electrical code - Each individual situation would need to be treated uniquely but

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generally improvements made will not trigger a complete upgrade to current code. Situations where life hazards are encountered will need to be addressed though.

Regarding Zoning – We are General Rural and here is a link to the code <http://www.codepublishing.com/AZ/PinalCounty/#!/PinalCounty02/PinalCounty0240.html#2.40>

4. Environmental Impacts- will the county offer assistance in this area for all the vast improvements that need to be made?

The county is offering the property "as-is" and is not prepared to offer specific assistance due to environmental impacts or improvements that may be incurred in any proposed building or infrastructure changes proposed or undertaking. That being said, depending on the impacts identified by the proposer, use proposed, site improvements, timeline, length of lease, etc., items such as this may be reflected in the negotiated terms and conditions.

5. Our business plan calls for making significant capital investments into the facility for repairs and upgrades to improve both its utility and appeal and extend its useful life. We would be seeking 30 year term, is this possible? If not, what is the maximum lease term the county is open to?

Our terms right now are open depending on the response, but we are governed under state law regarding airports. A 30 year term would be possible.

6. Are there any parts of the Master Plan that would inhibit or modify our usage of the facilities for the term of the lease?

The facilities (Hotel Area, Driving Track, and Shooting Range) are depicted in the FAA Accepted master plan so there should not be issues since they are preexisting.

7. We would like to add an additional footprint to the leasehold, an otherwise unused area that we have been incorporating into our training programs for the last twenty years - is this possible? (See diagram below).



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Not at this time since it was not part of the solicitation. It may be possible in the future, but it would have to be coordinated as a separate solicitation, and since there are no facilities on it, it would need to be shown to the FAA for their approval for any potential non-aeronautical use.

8. Is a report available listing any and all HAZMAT substances in or around the property including radon and natural gas as well as molds and asbestos?

A phase 1 environmental study has been completed on the three properties. There has been no other comprehensive list compiled of any HAZMAT items.

9. Several buildings show significant termite damage, is there a plan to tent and fumigate the buildings prior to turning them over to the new lease holder?

There is no plan to do this at the present time. It may be something that could be negotiated in the lease depending on the proposed use(s) and terms.

10. Are there any other special permits or business licenses we will need for operation of the facility/buildings? If so, what are they, who issues them and what is their estimated cost?

The County cannot say with certainty not knowing what uses will be proposed. Normally applicable building and health department licenses/permits would be required, depending on what the successful respondent intends to do with the property. Other jurisdictions such as the state may, depending on what the respondent intends to do with the property.



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11. What kind of county/state inspections and approvals are required for transfer of lease or can it be taken and operated 'as is'?

If this is in reference to assigning the awarded lease of the property from the successful respondent to another entity, the County would need to approve such a transfer. Normally, the terms and conditions of the negotiated lease would set any conditions for transfer.

12. Does a complete inventory of the housing area exist; beds, other furniture, groundskeeping equipment, linens, all material assets included with the lease?

A complete inventory does not exist.

13. We may want to reconfigure the interior walls of one or more buildings. For example, turning some of the dorms into larger living quarters. Is there any limitation with regard to how we might reconfigure these buildings? If so, what are the limitations? Are building permits required for these modifications? If so, what is the estimated cost of such building permits?

Concepts would probably be part of a respondent's submittal, but actual permits would be needed and handled through the Building Safety Department of the County. Specific fee amounts are driven by a number of variables in the work being done including square footage. They would be assessed when the department accepts the proposal and permit application. The website for more information is <http://www.pinalcountyaz.gov/CommunityDevelopment/BuildingSafety/Pages/Home.aspx>

14. What, if any, county, state or federal rebates or other programs are available for improving the insulation of the housing?

None that we are aware of.

15. Are there any reports on the type and condition of the HVAC systems?

None that we are aware of. They are of varying age and size. Some have been replaced when broken or they have been repaired. Some individual units do not have any.

16. There is a guard shack at the entrance of the facility. From time to time, especially during big events, would like to man this with a person who can greet visitors, provide directions

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and answer questions. They will not be performing “guard duties” and will not stop anyone trying to visit the site. Is there any problem with this?

There is no general problem with the concept; however the County would want to approve the requests on an individual event basis with sufficient notice so other tenants and users are aware and not impacted.

17. We would like to improve the cosmetics of the front entry / guard shack area and add signage. Is there any problem with this?

The County is currently working with a marketing firm to develop a signage scheme to be used on the airport property. The County would need to grant approval of the signs and their placement. Future signage will include directional, tenant directory, and monument signs among others.

18. Just past the front entry the road splits into a Y with one path going to the restaurant area and one to the flight line area. We would like to improve the cosmetic look of this area and add signage. Is there any problem with this?

The County is currently working with a marketing firm to develop a signage scheme to be used on the airport property. The County would need to grant approval of the signs and their placement. Future signage will include directional, tenant directory, and monument signs among others.

19. We plan to significantly increase the numbers of visitors to the facility. The facility is designed to accommodate two to three hundred regular visitors per day, however, we may have special events that could attract 600 to 800 visitors in a single day. Does the county have any opposition to such numbers of visitors? Are there any other special permits required for a gathering of this size? If so, what kind of permit is required and what is its approximate cost?

This would depend on the type and size of the event but would likely require traffic and sanitation control or accommodations with County and local authorities. (i.e. law enforcement + health department)

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20. Does the county plan to grade and smooth the roads, especially the road running along the fence between the housing area and the training area?

The County will eventually address all road conditions for roads that are used by the public. If the road is not in “common use” area it will be maintained by lessee. Timing of improvements has not been determined.

21. The RFP states that MAS maintains and operates the utilities. Since there has never been independent metering of the motel/restaurant area covered by the RFP, how will electricity be billed?

This is worked out by lessee and MAS. Meters can be installed or flat rate based on square footage might be used.

22. We will eventually need separate meters for the housing and for the restaurant, does the county have plans to split the power and install these meters?

No.

23. The RFP docs state that the power experiences frequent outages. We would like the history and the reason for these outages, is such a report available?

Not to the County’s knowledge.

24. Is any major infrastructure repair or upgrade required to keep the power reliable? Will the county be responsible for such repairs or upgrades?

The power is usually very reliable. At the present time the County is not responsible for the electric utility.

25. We are potentially looking at adding wind and/or solar power generation. Is there any reason the county would not allow us to do this?

As long as it conforms to law and is airport compatible, and received all the applicable license/permits there should not be an issue but that would depend on the plan, size, and placement.

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26. What kind of permits/process is required to add solar and/or wind?

Building permits and airport approval would need to occur, especially on tower structures. This would also involve an FAA Form 7460 and possible local power company approval/coordination.

27. Are there any county, state or federal credits or other benefits available for adding green energy?

There may be incentives from the Federal Government or the State, especially tax incentives. We are unaware of any specific ones currently though.

28. We understand that MAS owns and operates the well and water infrastructure, but there are plans to return control of these systems to the county. When does the county anticipate taking over control of the well and water infrastructure?

The County does not have a solid timetable for that transition at the current time.

29. While water infrastructure remains under MAS control, how would MAS bill separately for water usage in the housing area? Restaurant?

That will be determined by the successful respondent and MAS.

30. Does the county expect any interruptions in water service as control is transitioned from MAS to the county?

The County would not anticipate one.

31. The water and sewer report shows upgrades and repairs are recommended. Will the county be making any of these upgrades and repairs? If so, which ones?

The facilities at the airport are being triaged and addressed as soon as possible with system critical needs being addressed first.

32. When will the county assume control of the water infrastructure how might this effect rates?

That is hard to predict, but any rate establishment will be transparent and open for any

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tenants to look at and comment on.

33. We would like to have as much detail as possible on the water and sewage system in particular of any problems & service performed. Is such a report available?

The Water infrastructure study is the best and only report we are aware of. It is available with the solicitation documents on the Purchasing webpage.

34. We have heard conflicting stories involving the restaurant and the ownership of the kitchen appliances, the equipment and the furniture therein. Does a complete inventory of the restaurant exist?

The County does not have an inventory of Kitchen Equipment from either the 1982 lease or the 1992 lease nor is it the County's equipment.

35. We plan to open the lounge with a beer, wine and spirits license. Is there any impediment to obtaining a license or reason the county would disallow lounge operation? If not, what are the estimated costs of the state and county licenses required for operation?

The County does not control cost for the licensing of liquor, which is a state function. All proper zoning and permitting processes would have to be followed.

36. The prior lease holder for the restaurant has agreed to continue to stay involved with our organization if we are successful in this bid. We need to confirm that his continued involvement "grandfathers" in all existing terms and conditions and prevents any costly code upgrades to the facility.

No guarantees can be made without knowing what the proposed use, size, or scale of the operation may be undertaken. The County is not a party to the current restaurant holder's lease.

37. We would like to use catering trucks and outside food services for special events. Is there any problem with this? Is any unusual business license required for the catering company to operate on this facility?

You would need County Health Permit for the trucks.

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38. We have not seen any inspection reports on the pool and pool equipment. Is such a report available?

[Inspection reports are attached as Addendum 1 – Attachment 1 Pool Inspection Reports](#)

39. Are there any special permits or business licenses we will need for operation of the firing ranges? If so, which permits and licenses are required and what is their estimated cost?

[County building and health department permits are all that the County controls. Other permits may be required by the State or Federal Government. It will be the awardees responsibility to comply with the necessary licenses and permits for operation.](#)

40. We would like to build 1 to 4 additional pistol ranges adjacent to the existing ranges and approximately the same size and configuration. Is there any problem with this? Is there any kind of permit required to build these ranges, and if so who issues them and what is their estimated cost?

[County building and health department permits are all that the County controls. Other permits may be required by the State or Federal Government. It will be the awardees responsibility to comply with the necessary licenses and permits for operation.](#)

41. We would like to build a 200-300 meter rifle range. Assuming such a range can be designed, built and oriented on the available land in way that creates a safe shooting environment, is there any problem with building this? Are there any kind of permits required for developing this range? If so, who issues them and what is their estimated cost?

[County building and health department permits are all that the County controls. Other permits may be required by the State or Federal Government. It will be the awardees responsibility to comply with the necessary licenses and permits for operation.](#)

42. Are there any special permits or business licenses we will need for operation of the track? If so, who issues them and what is their estimated cost?

[As far as the County, there are no permits needed. Other jurisdictions such as the State or Federal Government may require permits/licenses approved depending on the use](#)

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proposed.

43. County plans make reference to the addition of T-hangers. Does the county have a timeline on the addition of these? If so, what are the timelines?

The master plan has placed this development in the short term which means up to approximately 5 years out. That is a guideline and is not a guarantee. It is contingent upon funding.

44. Are there any other funded and/or imminent improvements to the flight line side of the airpark? If so, what are they and what is the estimated schedule for such work?

The next projects for the airside are rebuilding connecting taxiways and runway lighting. After that, runway shoulders and then bringing the pavement into current design standards as far as taxiway width, radiuses, and signage.

45. We are considering adding Sport Pilot license training to our curriculum, involving the takeoff and landing of ultralight aircraft and experimental powered parasail aircraft from both the driving track area and unimproved roads. As long as the flights are coordinated with WAATS and MAS, are there any in place restrictions to this activity? Does the county see any problems with this type of activity?

The County would like to see a formal plan for this implementation (location of runway for example). It would also need to be presented to the FAA for their comment. If everything in the plan works it should be possible.

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46. While the Pinal Airpark area itself will remain accessible to the public (e.g. guard gate has been removed), for various commercial, legal liability and tenant privacy reasons we would like to restrict access to certain areas. Please provide us with your opinion on the following access restrictions:

- i. Section 7 (“horseshoe” building configuration) – restaurant, rest rooms, motel buildings, motel reception, visitors center (to be built) open to the general public, the remainder of the buildings and facilities restricted to use by tenants and other authorized personnel.
- ii. Section 8 (driving track area) – restricted
- iii. Section 9 (shooting ranges) – restricted

Securing the driving track and shooting ranges would be acceptable. Limited access to the “horseshoe” would be acceptable as long as access to amenities by users of the Airpark (public included) to the restaurant and other normally accessed amenities in other airports remains open.