



REQUEST FOR PROPOSALS

Building 413 – Hangar Lease

Bid Number: 1142

DUE DATE: November 10, 2022

DUE TIME: 2:00 pm (local)

INTRODUCTION

The Gerald R. Ford International Airport Authority (GFIAA) is requesting proposals from qualified Respondents to redevelop and lease an existing 8,928 square foot aircraft hangar built in 1967 (commonly known as Hangar 413) located at 5186 44th St Corporate Drive, Grand Rapids, MI 49512 on the campus of the Gerald R. Ford International Airport. Any lease agreement will be negotiated after a proposal from a Respondent has been deemed acceptable by the Authority and its governing Board. Redevelopment of the facility with a primary aeronautical use that benefits the users of the airport, and the community is the key objective.

SOLICITATION AND PROJECT SCHEDULE

| ACTIVITY | DATE |
|---------------------|---------------------------|
| RFP Issue Date | September 28, 2022 |
| Question Deadline | October 28, 2022 |
| Submission Due Date | November 10, 2022 at 2 pm |
| Contract Start Date | Tentative April 1, 2023 |

GFIAA reserves the right to modify the deadline set forth in the above table in its sole discretion. Any such modifications will be stated in an addendum.

SITE INSPECTION

Respondents may request an on-site inspection by appointment only. Discussions between the Respondent and airport staff during the on-site inspection do not override any written specification or correspondence provided in this solicitation.

Contact for an appointment:

| | |
|----------------------|----------------|
| Contact Name | Laura Feigel |
| Contact Phone Number | (616) 233-6024 |

Respondents shall not communicate with the above contact for any reason other than for on-site inspection purpose. Any Respondent requesting a modification to the written specification should contact the Purchasing Department as instructed within this request.

RFP Background

OBJECTIVES

The Gerald R. Ford International Airport Authority is seeking qualified firms or individuals to redevelop and lease out Hangar 413 located at 5186 44th St Corporate Drive, Grand Rapids, MI 49512 on the campus of Gerald R. Ford International Airport (GRR) in Grand Rapids, MI. The current lease for Hangar 413 concludes on March 31, 2023. At the successful conclusion of this RFP process, the Authority anticipates entering into a long-term lease for use of the facility beginning on April 1, 2023. Authority staff members will evaluate these proposals and will make a recommendation to the Board of Directors who will have final decision authority.

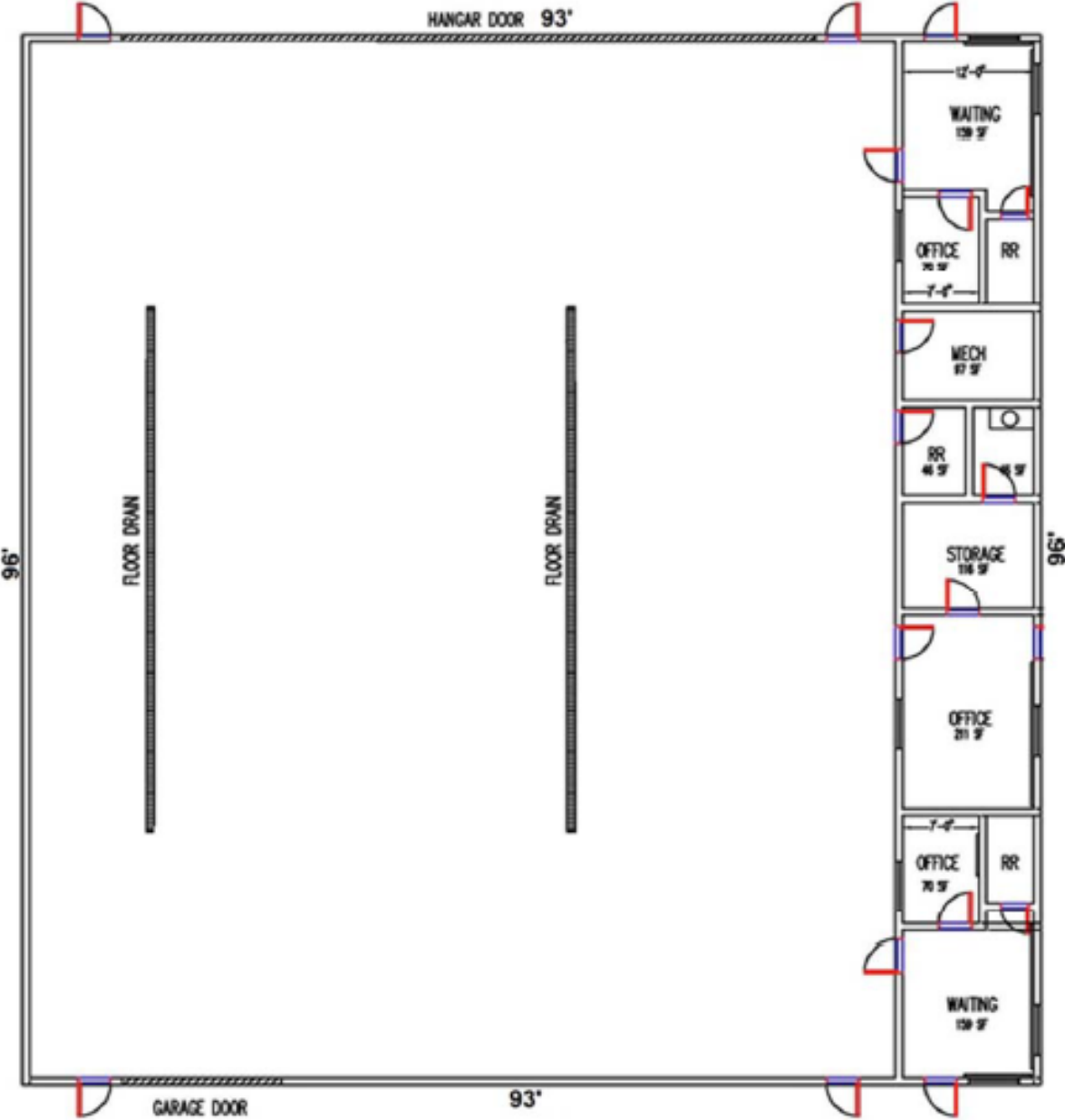
REQUIREMENTS

1. Primary use of the facility shall be for aviation activities. Examples of such include FBO services, Aircraft Management, A & P repair services, avionics services, flight training, private or corporate hangar activities, aviation research and development, aviation education/technical training and other aviation related businesses. These are examples only and not meant to restrict any other appropriate aviation related activity.
2. The successful Respondent must be insurable to the levels required by the GFIAA in the land lease. Aeronautical operations have additional requirements, as stated in the attached "*Aeronautical Activity Permit*" (Exhibit C).
3. Commercial operations at the site will require an annual Commercial Activity Permit issued by the Authority. The permit requires additional assurances over that required by the lease agreement and requires payment of an annual fee that is based on the type(s) of commercial activity offered at the site. An example has been attached as "*Commercial Activity Permit*" (Exhibit D).
4. The Authority will require exterior aesthetic improvements to the structure to bring it up to the GFIAA's standards at the beginning of the lease term. The extent of these improvements and the timeframe required to complete shall be proposed by the respondent.

PROPERTY INFORMATION

| HANGAR 413 | |
|--------------------------|---|
| General Property Type | Industrial |
| Property Sub Type | Airport / Airplane Hangar |
| Occupancy Type | Single Tenant |
| Condition | Average |
| Gross Building Area (SF) | 8,928 |
| Percent Office Space | 14% (3 offices, 2 waiting areas) |
| Land Area (SF) | 33,181 |
| Year Built | 1967 |
| Actual Age (Yrs.) | 55 |
| Parking Type | Surface |
| Hangar Doors | 1, Bi-Folding |
| Hangar Door Width | 93' |
| Hangar Door Clearance | 22.5' |
| Foundation | Poured Concrete |
| Structural Frame | Steel |
| Exterior Walls | Painted Metal |
| Roof | Sloped Metal with Rubber Membrane supported by Steel Truss. 23' to 26' Height. |
| Drive-in Doors | 1 |
| HVAC | Gas |
| Sprinklers | None |
| Interior Finishes | The improvements are 8,928 SF (1,248 SF of office and 7,680 SF of hangar). The office is finished in a typical manner, with carpeted floors, painted drywall walls and acoustic ceiling tile. The hangar has concrete flooring and painted metal wall and ceiling with 2 trench drains. |

FLOOR PLAN



PROPERTY PHOTOS



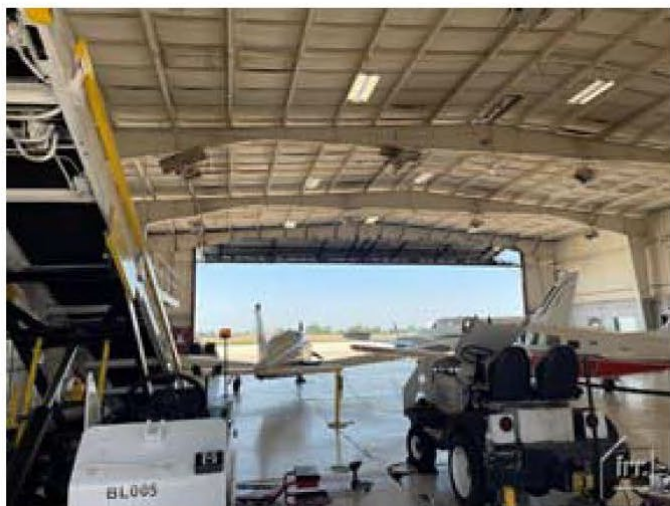
View of subject facing southeast.



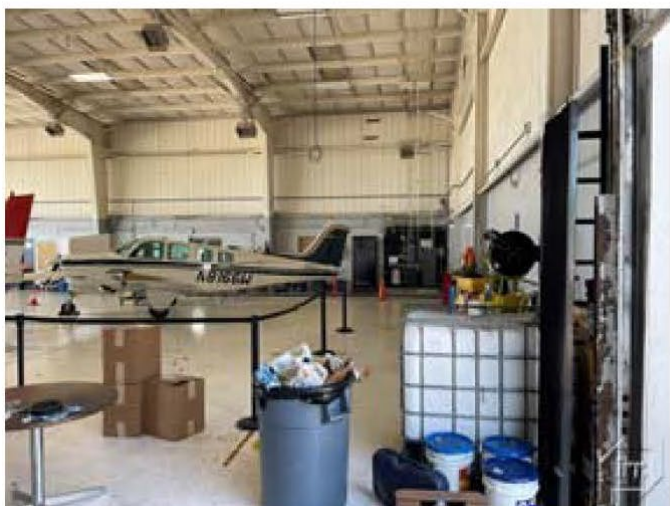
View of subject facing southwest.



View of subject facing northwest.



Interior of Hangar.



Interior of Hangar.



Interior of Hangar.



Office.



Office.



Apron.



Apron.



Street view of Corporate Drive facing south.



Street view of Corporate Road facing north.

AIRPORT INFORMATION

The Gerald R. Ford International Airport is the second busiest airport in Michigan, serving business and leisure travelers with nonstop and connecting flights on six airlines to 27 major market destinations and over 1.45 million enplanements in 2021. The Ford Airport is managed and operated by the Gerald R. Ford International Airport Authority.

FBO services are currently provided by Signature Flight Support and Avflight.

For more information about GRR, please visit: www.grr.org

RUNWAY INFORMATION

Runway 8R/26L

| | | Runway 8R/26L | |
|--------------------------------|--|--|--|
| Dimensions | | 10,001' x 150' / 3,048m x 46m | |
| Surface | | Concrete/grooved, in good condition | |
| Weight Bearing Capacity | | 100,000 lbs. Single 190,000 lbs. Double 350,000 lbs. Double Tandem | |
| Runway Edge Lights | | High intensity | |
| | | Runway 8R | Runway 26L |
| Elevation | | 791.5 ft. | 789.3 ft. |
| Runway Heading | | 087 magnetic, 081 true | 267 magnetic, 261 true |
| Markings | | Precision, in good condition | Precision, in good condition |
| RVR Equipment | | Touchdown, rollout | Touchdown, rollout |
| Approach Lights | | MALSR: 1,400-foot medium intensity approach lighting system with runway alignment indicator lights | MALSR: 1,400-foot medium intensity approach lighting system with runway alignment indicator lights |
| Touchdown Point | | Yes, no lights | Yes, no lights |

Runway 17/35

| | | Runway 17/35 | |
|--------------------------------|--|--|------------------------|
| Dimensions | | 8,501' x 150' / 2,591m x 46m | |
| Surface | | Concrete/grooved, in good condition | |
| Weight Bearing Capacity | | 100,000 lbs. Single 190,000 lbs. Double 350,000 lbs. Double Tandem | |
| Runway Edge Lights | | High intensity | |
| | | Runway 17 | Runway 35 |
| Elevation | | 782.3 ft. | 789.3 ft. |
| Runway Heading | | 177 magnetic, 171 true | 357 magnetic, 351 true |
| RVR Equipment | | Touchdown, rollout | Touchdown, rollout |

| | | |
|-------------------------------------|----------------|---|
| Approach Lights | No | MALS: 1,400-foot medium intensity approach lighting system with runway alignment indicator lights |
| Touchdown Point | Yes, no lights | Yes, no lights |
| Runway End Identifier Lights | Yes | No |
| Instrument Approach | No | ILS |

Runway 8L/26R

| | | |
|-------------------------------------|--|------------------------|
| Dimensions | 5,001' x 100' / 1,524m x 30m | |
| Surface | Asphalt/grooved, in good condition | |
| Weight Bearing Capacity | 110,000 lbs. Single 160,000 lbs. Double | |
| Runway Edge Lights | Medium intensity | |
| | Runway 8L | Runway 26R |
| Elevation | 786.2 ft. | 783.8 ft. |
| Runway Heading | 087 magnetic, 081 true | 267 magnetic, 261 true |
| Touchdown Point | Yes, no lights | Yes, no lights |
| Runway End Identifier Lights | Yes | Yes |

AIRPORT MINIMUM STANDARDS

Any selected Respondent must be informed of and meet Airport Minimum Standards as published by the Gerald R. Ford International Airport Authority. Respondents will maintain responsibility to adhering to any future updates to Airport Minimum Standards throughout the duration of their lease.

REQUESTS FOR INFORMATION

Questions regarding this solicitation are to be submitted in writing to purchasing@grr.org prior to 5 p.m. on October 28, 2022.

GFIAA reserves the right to publish and respond to an inquiry, respond directly to the inquirer without publishing or not respond to the inquiry at its sole discretion.

It is the firm's responsibility to become familiar with and fully informed regarding the terms, conditions, and specifications of this solicitation. Lack of understanding or misinterpretation of any portions of this solicitation shall not be cause for withdrawal after opening or for subsequent protest of award.

Addendums will only be published by the GFIAA Purchasing Department and available for review at www.grr.org.

SUBMISSION FORMAT AND EVALUATION CRITERIA

Submissions should include and will be evaluated on the elements outlined below:

Executive Summary – One (1) page maximum

Summarize the Respondent's strong points and how experience, particularly with similar responsibilities, will benefit the stakeholders.

Business Organization – One (1) page maximum

State the full name and address of the organization and, if applicable, the branch office, consultants, or other subordinate elements that will provide or assist in providing the service. Include phone number(s), email address(s) and Respondent's website address. List the name of all principals and/or holding companies and include a short biography for all principals and financial backers. Include a short resume of the manager of the business (if different from above), including the person's experience and background in managing businesses of a similar nature.

Recommendation – Twenty-Four (24) pages maximum

State in succinct terms the Respondent's understanding of the major issues of this request. Describe specifically the Respondent's intended plan and responsibilities. Identify important steps that will be taken to meet the GFIAA's expectations. Include proposed rents and fees to the Authority over the proposed term of the lease agreement and include appropriate escalators within the proposal. Include a facility improvement work scope with estimated costs.

REQUEST FOR PROPOSAL SUBMISSION

Responses may be delivered physically or electronically. To be considered, complete submissions must be received prior to the due date and time specified (local time).

- Hard copy responses can be mailed or otherwise delivered to the address below.

Submission address:

Attn: AJ Nye, Procurement Specialist
 Gerald R Ford International Airport Authority
 5500 44th St SE
 Grand Rapids, MI 49512

- Electronic responses can be securely uploaded as a single pdf document to:
<https://www.dropbox.com/request/YGpmuzenabdOeGyLBgso>

Electronic submissions shall be named with a form or portion of the firm's name as part of the document name.

The firm certifies the response submitted has not been made or prepared in collusion with any other respondent and the prices, terms or conditions thereof have not been communicated by or on behalf of the respondent to any other respondent prior to the official opening of this request. This certification may be treated for all purposes as if it were a sworn statement made under oath, subject to the penalties for perjury. Moreover, it is made subject to the provisions of 18 U.S.C. Section 1001, relating to the making of false statements.

Submissions may be withdrawn by written request only if the request is received on or before the opening date and time.

Submissions not meeting these criteria may be deemed non-responsive.

GFIAA is not liable for any costs incurred by any prospective firm prior to the awarding of a contract, including any costs incurred in addressing this solicitation.

TERMS AND CONDITIONS

GFIAA reserves the right to require that its standard terms and conditions apply to any actual order placed in response to a firm's submission. No attempt to modify GFIAA's Standard Terms and Conditions shall be binding, absent agreement on such modification in writing and signed by GFIAA.

No payment shall be made to the Respondent for any extra material or services, or of any greater amount of money than stipulated to be paid in the contract, unless changes in or additions to the contract requiring additional outlay by the Respondent shall first have been expressly authorized and ordered in writing by contract amendment or otherwise furnished by the GFIAA.

The intent of these specifications is to solicit a properly designed and all-inclusive response. Any requirements not in the specifications, but which are needed for such a response, are to be included in the submission.

The Gerald R Ford International Airport Authority, in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 U.S.C. §§ 2000d to 2000d-4) and the Regulations, hereby notifies all bidders that it will affirmatively ensure that for any contract entered into pursuant to this advertisement, disadvantaged business enterprises and airport concession disadvantaged business enterprises will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award.

The Respondent shall not discriminate against an employee or applicant for employment with respect to hire, tenure, terms, conditions or privileges of employment, or a matter directly or indirectly related to employment, because of race, color, religion, national origin, age, sex, height, weight, marital status, or disability that is unrelated to the individual's ability to perform the duties of a particular job or position.

The Respondent shall observe and comply with all applicable federal, state, and local laws, ordinances, rules and regulations at all times during the completion of any contract with the GFIAA.

The terms of this request shall be interpreted, construed and enforced pursuant to the laws of the State of Michigan, and the Parties irrevocably consent to the jurisdiction of the federal and state courts presiding in Michigan.

The GFIAA is tax-exempt and a regional airport authority organized under 2015 P.A. 95, being MCL 259.137 et. seq.

Vendor Representation and Warranty Regarding Federal Excluded Parties List: The Respondent acknowledges that the GFIAA may be receiving funds from or through the Federal Government; such funds may not be used to pay any Respondent on the Federal Excluded Parties List (EPLS). The Respondent represents and warrants to the GFIAA that it is not on the Federal EPLS. If the Respondent is in non-compliance at any time during execution or term of this agreement (including any extensions thereof), the Respondent shall be in breach and the GFIAA shall be entitled to all remedies available to it at law or equity, specifically including but not limited to recovery of all moneys paid to the Respondent, all consequential damages (including the loss of grant funding or the requirement that grant funding be returned), and attorney fees (including the costs of in-house counsel) sustained as a result of the Respondent's non-compliance with this warranty and representation.

Pursuant to the Michigan Iran Economic Sanctions Act, 2012 P.A. 517, by submitting a bid, proposal or response, Respondent certifies, under civil penalty for false certification, that it is fully eligible to do so under law and that it is not an "Iran linked business," as that term is defined in the Act.

Insurance requirements are posted on the Documents and Forms page of the GFIAA website within the Purchasing Terms and Conditions document.

Termination For Cause: Should the firm fail to perform the Work as required by and in accordance with the schedule or time requirements, or otherwise violate any of the terms set forth in the Solicitation Request, it shall constitute

breach of the Contract. Other than in force majeure situations, Respondent shall have five (5) calendar days to cure a breach of the Contract (the "Cure Period") following issuance of GFIAA written notice. Failure to cure a breach of the Contract within said Cure Period shall allow the GFIAA to, without further notice to the Respondent, declare the Contract terminated and proceed with the replacement of the Respondent and the GFIAA shall be entitled to all remedies available to it at law or in equity including a claim against any required payment/performance bonds. Termination Without Cause: Notwithstanding any other provision, at any time and without cause, GFIAA shall have the right, in its sole discretion, to terminate the contract by giving sixty (60) days written notice.

Although it is the intent to contract with one provider, the GFIAA reserves the right to contract with alternate sources if the Respondent is unable or unwilling to service its obligation, or it is deemed by GFIAA to be in its best interest to use alternate sources.

Assignment: Neither party shall assign or delegate any of its rights or obligations under this Agreement without the prior written consent of the other party.

Respondent warrants that they are an authorized provider of products or services of his/her submission.

MICHIGAN FREEDOM OF INFORMATION ACT

Information submitted in this solicitation is subject to the Michigan Freedom of Information Act and may not be held in confidence after the Respondent's submission is opened. A submission will be available for review after the project has been awarded.

GFIAA cannot assure that all of the information submitted as part of or peripheral to the Respondent's submission will be kept confidential. Any Respondent submission language designated as confidential is considered automatically invalid and void. GFIAA is subject to the Michigan Freedom of Information Act, which prohibits it from concealing information on or associated with responses, successful or unsuccessful, once they are opened.

EVALUATION, STATUS UPDATES/AWARD NOTIFICATION

The Authority reserves the right to request additional information it may deem necessary after the submissions are received.

As part of the evaluation process, Respondents may be requested to make an oral presentation, at the Respondent's expense, to an evaluation committee. Key staff to be assigned to this project must participate in this presentation unless otherwise waived by the Authority. The presentation may be followed by a question-and-answer session.

The Authority reserves the right at its discretion to waive irregularities of this solicitation process.

In the event of extension errors, the unit price shall prevail, and the Respondent's total offer will be corrected accordingly. In the event of addition errors, the extended totals will prevail, and the Respondent's total will be corrected accordingly. Respondent must check their submission where applicable. Failure to do so will be at the Respondent's risk. Submissions having erasures or corrections must be initialed in ink by the Respondent. Respondents are cautioned to recheck their submissions for possible errors.

The Respondent shall not be allowed to take advantage of error, omissions, or discrepancies in the specifications.

The Authority, at its sole discretion, reserves the right to award to the Respondent whose response is deemed most advantageous to the Authority. The Authority, at its sole discretion, shall select the most responsive and responsible Respondent and evaluate all responses based on the requirements and criterion set forth in this solicitation while reserving the right to weigh specifications and other factors in the award. The Authority reserves the right to reject any and all submissions as a result of this solicitation.

The Authority reserves the right to award by line item when applicable and to accept or reject any or all parts of a submission.

Accelerated discounts should be so stated at the time of submission. If quick-pay discounts are offered, The Authority reserves the right to include that discount as part of the award criterion. Prices must, however, be based upon payment in thirty (30) days after receipt, inspection, and acceptance. In all cases, quick-pay discounts will be calculated from the date of the invoice or the date of acceptance, whichever is later.

Award notifications are posted on the Authority website. It is the Respondent's responsibility to monitor the website for status updates.

Appendix A

Facility Assessment

GRFIA - Building 413

FACILITIES ASSESSMENT DATA

TowerPinkster
Architecture · Engineering · Interiors

CLIENT: GRFIA

BUILDING: Building 413 - AV Flight
Tenant

DATE: April 5, 2022




Good = Item meets current and future needs, no recommendation for improvement for the next 10 years
Fair = Item meets current use, showing signs of age and should be replaced in the next 10 years
Poor = Item is nearing the end of it's useful life, current need, should be replaced in the next 5 years
Replace = Item no longer meets current use, is outdated, does not meet code, and should be replaced in the next 3 years

| SITE | | | | | |
|------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--|
| | GOOD | FAIR | POOR | REPLACE | COMMENTS |
| PARKING LOTS | | | | | |
| Quantity | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | appears adequate, limited building use |
| Condition | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | minimal deterioration or cracks |
| Barrier Free Parking | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | adequate parking Land Side / No HC Marked |
| Drainage | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | wet, ponding after rain |
| | | | | | |
| PEDESTRIAN SERVICES | | | | | |
| Sidewalks and Curbs | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Asphalt and concrete broken and worn on landside |
| Barrier Free Access | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | None marked |
| | | | | | |
| OUTDOOR ELEMENTS | | | | | |
| Building Signage | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Sign faces removed with electrical exposed |
| Landscaping | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | minimal but maintained |
| Irrigation | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | minimal but maintained |
| Fencing | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Drainage | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Standing water after rain |
| Surface / ADA Access | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| | | | | | |
| SITE UTILITIES | | | | | |
| Storm Water | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| City Water | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Sewer | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Incoming Electrical Service | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| | | | | | |
| ARCHITECTURAL | | | | | |
| | GOOD | FAIR | POOR | REPLACE | COMMENTS |
| ACCESSIBILITY | | | | | |
| Building Entrances | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Toilet Rooms | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | No barrier free accessible restrooms |
| Drinking Fountains | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | N/A |
| Stairwells | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Steel stair to storage shelf in hanger |
| | | | | | |
| STRUCTURE | | | | | |
| Foundations | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Slabs on Grade | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Epoxy coating worn and patchy |
| Load Bearing Walls / Columns | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Supported Floor Framing | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Steel storage platform used for tires |

| | | | | | |
|--------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|------------------------------------|
| Roof Framing | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Roof Deck | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| BUILDING ENVELOPE | GOOD | FAIR | POOR | REPLACE | COMMENTS |
| Roofing Membrane and Flashings | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Roof Gutters and Downspouts | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Exterior Walls | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Windows / Glazing | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Trim, Fascia, and Soffits | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Exterior Doors | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Hollow metal with Card Access |
| Hanger Doors | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Newer Doors, motors, and controls. |
| SAFETY + SECURITY | GOOD | FAIR | POOR | REPLACE | COMMENTS |
| Fire Protection | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Non existant |
| Stairwells | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Card Access | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Security Vestibule | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Security Camera | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| FOOD SERVICE | GOOD | FAIR | POOR | REPLACE | COMMENTS |
| Deliveries | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Storage | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| INTERIORS / FINISHES | | | | | |
| FLOORING | GOOD | FAIR | POOR | REPLACE | COMMENTS |
| Toilet Rooms | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Not excessive |
| Hangar Floor | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Coating peeling and worn |
| Offices | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| | | | | | COMMENTS |
| WALLS | GOOD | FAIR | POOR | REPLACE | |
| Toilet Rooms | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Remodeled |
| Offices | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| CEILING | GOOD | FAIR | POOR | REPLACE | COMMENTS |
| Toilet Rooms | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Open Hangar Ceiling | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Deck liner in poor condition |
| Offices | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| | GOOD | FAIR | POOR | REPLACE | COMMENTS |
| DOORS + HARDWARE | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Exterior in good conditions |
| Bifold Hangar Door | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Newer bifold hangar door |
| WINDOWS | GOOD | FAIR | POOR | REPLACE | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Adequate |
| | GOOD | FAIR | POOR | REPLACE | |
| CABINETS / STORAGE / COUNTERS | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Adequate and in Fair condition |

GRFIA - Building 413

| MECHANICAL | | | | | |
|---------------------------------------|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--|
| HVAC | GOOD | FAIR | POOR | REPLACE | COMMENTS |
| Furnaces (Maintenance and Offices) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Three furnaces are at the end of their useful life and warrant demolition and replacement. Ductwork and associated insulation is in poor shape with multiple cut outs and holes. Ductwork system should be replaced completely. |
| Radiant Tube Heaters | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Infrared tube heaters are installed within the hangar spaces and appear to be in fair condition in most locations. Sections of tube appear to have corrosion, indicating possible moisture or failing tube element. |
| Hangar Door Deicing | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | System appeared to be in working condition with no complaints |
| Rooftop Units | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Rooftop units appear to be of different vintages which indicated replacement has been done on an as needed basis. Appear to use R-22 refrigerant and failure of refrigeration circuit will require complete unit replacement due to R-22 phase out |
| Forced Air Heaters | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Forced air heaters within hangars appear to be original and appears to not be in working condition. Warrants removal/replacement with roofing. |
| Ventilation | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Entire space appears to be underventilated or have no working ventilation at all. |
| Building Management System / Controls | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | No BMS, all local thermostats |
| Energy Efficiency | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | No energy efficiency upgrades |
| Room Level Terminal Equipment | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | All ductwork and diffusers are original and should be replaced. |
| | | | | | |
| PLUMBING | GOOD | FAIR | POOR | REPLACE | COMMENTS |
| Storm System | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | System appears to be original cast iron and should be replaced. Scoping can be performed to determine extent of replacement. |
| Sanitary System | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | System appears to be original cast iron and was originally used for maintenance (indicating possible build up in below grade sanitary). Replacement may be necessary. Maintenance has been done on piping and oil separator recently (jet/vac of system). Scoping can be performed to determine extent of replacement. |
| Domestic Water Piping | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Some areas of the building have new copper piping, but others have original piping and insulation. Confirm if piping elbow insulation need to be abated. |
| Water Heaters | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Water heater appears to have been replaced but likely will warrant replacement in the next 5 years |
| Plumbing Fixtures | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Restrooms appear to be updated. Flush valves fair condition. |
| Drinking Fountains | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Original Drinking fountains and warrant replacement. |
| Fire Protection | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Not sprinkled and no foam system in place |
| | | | | | |
| | | | | | |
| ELECTRICAL | | | | | |
| | GOOD | FAIR | POOR | REPLACE | COMMENTS |
| Electrical Service | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Exterior Lighting | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Light fixture missing |
| Parking Lot Lighting | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Adequate |

| | | | | | |
|---|---|-------------------------------------|-------------------------------------|--------------------------|----------------------|
| Interior Lighting | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Fluorescent troffers |
| Distribution + Branch Panels | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Emergency Lighting | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Receptacles + Circuiting | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Lighting Controls | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Toggle switches |
| Telephone Systems | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Dated |
| Fire Alarm System | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | No fire alarm |
| PHOTOGRAPHY | | | | | |
| PHOTO | NOTE | | | | |
|  | Exterior metal siding in FAIR condition. Paint is faded but serviceable. Many dents but no appearance or reports of | | | | |
|  | Evidence of leakage in masonry wall and paint at office area | | | | |
|  | Exterior building light missing and wires severed. | | | | |



Parking apron severely deteriorated and ponding evidence along road.



Ponding evidence in low spot near storm drain gutter



Concrete near entrance door severely deteriorated



Land Side service door

| | |
|---|--|
|  | |
|  | |
|  | |
|  | |

Main entrance Land Side with badge access at man-door. Building sign face removed exposing electrical.

Ponding in side yard after rain

Building Gas Service North side of building

Pre-engineered steel building structure 80'x96' with 13'-4"x96' block addition on the north side



Garage door to Land Side

Electrical service meter and MDP just inside front door.



3 phase 277/440 distribution control panel



1 phase 240/120V utility outlets, hanger door, signage, and miscellaneous power panel



Newer bi-fold hanger door



Hanger trench drainage and worn concrete coating



Newer high-bay lighting and gas infra-red heating units

| | |
|--|--|
| | |
| | |
| | |
| | |

Appendix B

Lease Premises



Exhibit C

Example Aeronautical Activity Permit



AERONAUTICAL ACTIVITY PERMIT - 2022

The Gerald R. Ford International Airport Authority ("Authority") grants to:

(ADDRESS)

As a condition of being granted the right to use Airport property and conduct the Activity or Activities set forth on Exhibit A and Exhibit B (attached hereto), at the Airport, Grantee shall:

- (1) comply with all applicable Regulatory Measures including, but not limited to, those specified in the Authority's Minimum Standards and Rules and Regulations, copies of which accompany this Permit and are incorporated by reference; and
- (2) comply with any directives issued by the Authority or the President & CEO governing or pertaining to the Activity or Activities authorized by this Permit and/or the use of Airport property; and
- (3) pay the fees and charges set forth by the Authority for the Activity or Activities authorized by the Permit and/or for the use of the Airport property; and
- (4) procure and maintain insurance set forth in the Minimum Standards or as required by the Authority for the Activity or Activities authorized by this Permit and/or for the use of Airport property; and
- (5) clean, restore, repair and pay for any damage to Airport property, facilities or equipment resulting from its Activity or Activities on the Airport and/or use of the Airport; and
- (6) protect, defend, and hold the Authority and its officers and employees completely harmless from and against liabilities, losses, suits, claims, judgments, fines or demands arising by reason of injury or death of any person or damage to any property, including all reasonable costs for investigation and defense thereof (including but not limited to attorneys' fees, court costs, and expert fees), of any nature whatsoever arising out of or incident to this Agreement and/or the use or occupancy of the Premises by Grantee, or the acts or omissions of Grantee, its officers, agents, employees, contractors, subcontractors, licensees, or invitees, regardless of where the injury, death, or damage may occur, except to the extent such injury, death or damage is caused by the act or omission of the Authority, its agents, representatives, contractors or employees. The Authority shall give to Grantee reasonable notice of any such claims or actions.

The term of this permit shall commence as of the 1st day of January 2022 and continue until December 31, 2022.

RECEIVED AND
ACKNOWLEDGED

GERALD R. FORD INTERNATIONAL AIRPORT
AUTHORITY

By: _____
(NAME - PRINTED)

By: _____

Its: _____

Its: _____

(SIGNATURE)

Exhibit D

Example Commercial Activity Permit



COMMERCIAL ACTIVITY PERMIT - 2019

The Gerald R. Ford International Airport Authority ("Authority") grants to:

(GRANTEE)

(ADDRESS)

As a condition of being granted the right to use Airport property and conduct the Activity or Activities set forth on Exhibit A and Exhibit B (attached hereto), at the Airport, Grantee shall:

- (1) comply with all applicable Regulatory Measures including, but not limited to, those specified in the Authority's Minimum Standards and Rules and Regulations, copies of which accompany this Permit and are incorporated by reference; and
- (2) comply with any directives issued by the Authority or the President & CEO governing or pertaining to the Activity or Activities authorized by this Permit and/or the use of Airport property; and
- (3) pay the fees and charges set forth by the Authority for the Activity or Activities authorized by the Permit and/or for the use of the Airport property; and
- (4) procure and maintain insurance set forth in the Minimum Standards or as required by the Authority for the Activity or Activities authorized by this Permit and/or for the use of Airport property; and
- (5) clean, restore, repair and pay for any damage to Airport property, facilities or equipment resulting from its Activity or Activities on the Airport and/or use of the Airport; and
- (6) protect, defend, and hold the Authority and its officers and employees completely harmless from and against liabilities, losses, suits, claims, judgments, fines or demands arising by reason of injury or death of any person or damage to any property, including all reasonable costs for investigation and defense thereof (including but not limited to attorneys' fees, court costs, and expert fees), of any nature whatsoever arising out of or incident to this Agreement and/or the use or occupancy of the Premises by Grantee, or the acts or omissions of Grantee, its officers, agents, employees, contractors, subcontractors, licensees, or invitees, regardless of where the injury, death, or damage may occur, except to the extent such injury, death or damage is caused by the act or omission of the Authority, its agents, representatives, contractors or employees. The Authority shall give to Grantee reasonable notice of any such claims or actions.

The term of this permit shall commence as of the 1st day of January, 2019 and continue until December 31, 2019.

ISSUED: _____

RECEIVED AND
ACKNOWLEDGED

GERALD R. FORD INTERNATIONAL AIRPORT
AUTHORITY

By: _____
(NAME - PRINTED)

By: _____

Its: _____

Its: _____

(SIGNATURE)