St. Johns County Airport Authority

RFP 2026-03 – 235/245 Hawkeye View Lane, St. Augustine, FL 32095

ADDENDUM 3

October 22, 2026

Question 1

Facility Repairs, Improvements, and Rent Relief

Will the airport provide rent relief, or other financial accommodations to offset the cost of necessary facility repairs, maintenance, or upgrades to the hangar?

If so, what conditions or approval requirements apply?

Answer 1

The Airport Authority does not provide rent relief, rent credits, or other financial accommodations to offset the cost of facility repairs, maintenance, or upgrades. Capital investment is, however, an evaluation factor under RFP Section 9 and is considered in establishing the lease term and renewal options under RFP Section 12, Item 5.

All repairs and improvements require the Authority's prior written approval under Lease Section 10 before work begins.

Question 2

Environmental Assessments and Hazardous Materials

When was the most recent environmental assessment or survey conducted for the hangar and surrounding property? Were any hazardous materials or contaminants identified in the soil, building materials, or facility structures? If available, can copies of the most recent environmental reports be provided for review?

Answer 2

The Authority has not conducted a Phase I Environmental Site Assessment or hazardous-materials survey specific to the premises and has no environmental reports for the premises to provide. The Authority is not aware of any hazardous materials or contamination at the premises. The premises are offered in as-is condition. Lease Section 25 provides that the parties may establish an

environmental baseline through a Phase I assessment (and a Phase II if recommended) at or promptly after commencement, with cost allocated by agreement; the Authority is responsible for environmental conditions existing before the commencement date and not caused by the tenant. Proposers may conduct non-invasive due diligence of the premises, coordinated through the Procurement Contact.

Question 3

Wastewater and Drainage Systems

Is the hangar's wastewater disposal system connected to the sewer system or served by a septic system? Additionally, are there any known issues, maintenance requirements, or restrictions associated with the wastewater and drainage systems?

Answer 3

Based on currently available information, both buildings are connected to public water and sewer service and do not use septic systems. The Authority is not aware of any existing drainage problems or restrictions affecting the premises.

Question 4

If the lease is approaching expiration say 3-5 years left – with an investment into the property and us being in good standing with the airport, can we make an investment into the property to have the lease extended?

Answer 4

The initial term and renewal options are negotiated and subject to Board approval. Under RFP Section 12, Item 5, the Authority will consider an initial term of up to ten years with up to two renewal options of five years each, depending on the scope and value of the proposer's capital investment commitment and overall benefit to the Airport. Proposers should state their requested term and investment commitment in Section 7.J. An investment proposed after lease execution may support a negotiated lease amendment, subject to Board approval, but does not by itself entitle the tenant to an extension. All improvements require prior written Authority approval.

Question 5
Does the airport cover hurricane protection on this hangar?

Answer 5
The Authority maintains "all-risk" property insurance on the hangar structures under Lease Section 14.I, subject to the policy's terms, exclusions, and a deductible of up to five percent per occurrence. Under Lease Section 15, if the premises are damaged by an insured casualty, the Authority restores them and base rent is abated in proportion to the portion rendered untenantable; if damage equals or exceeds fifty percent of the improvements' actual cash value, either party may terminate on thirty days' notice.

The tenant must insure its own leasehold improvements, trade fixtures, and personal property at full replacement cost and carry the liability coverages required by Attachment H.

Question 6
For package and delivery services, can the fence be repositioned to allow delivery services direct to office?

Answer 6
The perimeter fence is AOA security fencing. A proposed relocation to allow direct delivery access to the office must be submitted to the Authority for review and, if approved, completed at the tenant's expense in accordance with the Authority's security, access, and operational requirements.