

TERMINAL 10 – RFP TERMINAL TOURS QUESTIONS & ANSWERS

The following are answers to questions that occurred during the Terminal 10 Tours held on December 8th and 15th.

1. Is it anticipated that the area at the north end of the property will become available in the future? How many acres is it?

A: Approximately 2.5 acres located at the north end of the property are subject to a parking mitigation agreement. This area is not anticipated to become available in the near future. This area, if made available, would be subject to the requirements of the parking mitigation agreement already in place.

2. Is container stacking an allowable site use?

A. Container stacking is not currently permissible due to cargo handling equipment such as forklifts being prohibited (see Question 3 below).

3. Why is forklift use prohibited and what can be done to make this use allowable?

A. Uses for this site must be in accordance with the Operations & Maintenance Work Plan as approved by the United States Environmental Protection Agency (“USEPA”). This plan specifically prohibits use of cargo loading and handling equipment, such as forklifts and cranes. Such equipment is a source of stormwater runoff contaminants, which the current stormwater treatment system is not designed to contain.

For use of cargo loading and handling equipment to be permissible, approval and coordination with USEPA is required. It is likely that a different stormwater treatment system and potentially a National Pollutant Discharge Elimination System permit will be required.

4. What are the weight limit restrictions?

A. Should a respondent be selected, NWSA will work with respondent to obtain this information. The site is overlaid with 4” of asphalt; however, a geotechnical analysis to determine the load per square foot has not been performed for this site.

5. Is a temporary building an allowable site use?

A. This would be contingent upon the building specifications, such as size and materials. Roofs, siding, and coated materials associated with a structure may introduce contaminants the stormwater treatment system is not designed to contain.

6. What is the site square footage, and how many parking stalls are on site?

A. The available site square footage is 352,836 square feet. There are approximately 320 parking utilized stalls as currently designed.

7. What rental rate is NWSA seeking?

A. The NWSA will entertain proposals for a rent structure based upon current market rents. The NWSA considers a minimum of \$.30 per square foot per month (or \$3.60 per square foot per year) and above as being the current fair market rent for Terminal 10.

8. What rates are current tenants paying?

A. Rates for current tenants range from \$.17 psf to \$.26 psf depending upon whether or not their leased premises included circulation. An appraisal was performed in 2019 and the current tenant's rental rates were due to be escalated to current market rates. The escalation of rent was put on hold due to the issuance of the RFP.

9. Are there other sites for truck and chassis parking available, such as Terminal 46?

A. NWSA does not currently have any available space for truck and chassis parking. Staff are reviewing Terminal 46 as a potential option as well as other alternative sites.

10. Will the current tenant leases be terminated?

A. Should a respondent be selected, and negotiations commence, it is the intent to provide lease termination notices. The timing of the issuance of the termination notices will be evaluated during negotiations with the selected Respondent.

11. How will the respondent be selected?

A. Please refer to the Response Requirements (page 9) of the RFP, and the Rating Scale (page 11) of the RFP.

12. Will NWSA consider a term greater than 5 years?

A. Yes – The NWSA is willing to consider a longer-term lease should significant capital investment be required of the Lessee.

13. How much power is available for use?

A. Current electrical to the site supports yard lighting. It is estimated that 130 amps at 480 volts are available for use. Please note that new uses will need to be evaluated individually.