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April 17, 2013

Subject: *Appraisal Opportunities at Oakland International Airport*

Oakland International Airport consists of an international and domestic destination airport, and operates a general aviation airport known as the North Field. The Port of Oakland is soliciting expressions of interest from MAI appraisers to perform appraisal services for multiple locations within the north and south fields of Oakland International Airport – to be completed no later than June 17, 2013. The appraisal opportunities include:

South Field:

- ✈ Port buildings to be appraised for fair market rental value include:
  1. Port Building M-155: an airline provisioning building of approximately 10,500 square feet situated on 56,200 square feet of land.
  2. Port Building M-106/M-112: two contiguous multi-tenant metal warehouse/cargo buildings comprising approximately 78,810 square feet with front and rear dock high loading and approximately 96,000 square feet of light and heavy apron.

North Field:

- ✈ Appraisal of fair market rental value for general aviation facilities to include:
  1. Ramp/apron space supporting privately owned Port-A-Port Hangars: 59 units situated between hangars 6 and 7 (L-611 rows A through D) – appraise underlying real property only.
  2. Port owned T-Hangars aka Port-A-Ports: 39 units situated on the west side of the DHL building (L-878, L-879, L-880) – appraise hangar space interior only, exclude underlying real property.
  3. Port-owned T-Hangars Complex: 43 units situated adjacent to Harbor Bay Parkway (L-905, L-906, L-907, L-909, L-910) – appraise hangar space interior only, exclude underlying real property.
  4. Aircraft tie down spaces (paved or improved aircraft parking spaces) situated across from Port-owned T-Hangar Complex, adjacent to Taxiway N.

5. Vacant real property designated for future general aviation hangar development immediately north of Port-owned T-Hangar Complex, to include the Otis Spunkmeyer Soccer Fields
6. North Field Ramp Access Permit Stickers.

- ✧ The general aviation facilities are to be evaluated for marketplace competitiveness when compared to similar facilities at other general aviation airports within the San Francisco Bay Area.

Responding firms can express interest in undertaking all the assignments listed, or, in the south or north field assignments only.

Appraisal firms interested in pursuing these opportunities are invited to attend a Pre-Proposal Conference at 9532 Earhart Road, Oakland, California (ground floor conference room) on May 1, 2013 at 9am. The Pre-Proposal Conference will provide an overview of the appraisal assignments, supporting resource documents/site specific information along with a brief and introductory on-site visit.

Interested appraisal firms must submit written proposals by 3:00 PM on May 8, 2013. Written proposals submitted must provide the following information and commitments:

- ➔ To provide a complete appraisal-summary analysis for each Port building in the south field.
- ➔ To provide a complete appraisal-summary analysis for each general aviation facility in the north field.
- ➔ Confirmation that your firm can complete the assignment by the June 17, 2013 deadline and that a minimum of eight (8) copies of the complete appraisal report(s) can be delivered to the Port;
- ➔ Educational background and appraisal experience highlighting any on-airport building, aircraft hangar, and general aviation facility, and confirmation of MAI status;
- ➔ Fixed cost or fee of providing requested appraisal services; and,
- ➔ Hourly charge(s) for additional appraisal services which may require the ongoing services of the selected firm(s).
- ➔ Acknowledgement that the Port will charge a 25% penalty against the fee for the appraisal services for any appraisal report that is delivered (i) to the Port after the June 17, 2013 deadline, or (ii) incomplete or otherwise does not meet the terms of your firm's successful proposal.

Questions or comments should be directed to Mark Bryant (north field) at (510) 563-3372, or via email at [mbryant@portoakland.com](mailto:mbryant@portoakland.com). Paul Caruso (south field) at (510) 563-3647, or via email at [pcaruso@portoakland.com](mailto:pcaruso@portoakland.com). Thank you for your interest in Oakland International Airport.

Very truly yours,

A handwritten signature in black ink, appearing to read "Brandon".

Brandon J. Mark, IAP  
Manager, Airport Properties Department  
Airport Properties