



Hamilton Square ~ FAQ SHEET

Novato, California

General

What is Hamilton Square?

"Hamilton Square" is the name of a 2.7 +/- acre site at the corner of Main Gate Road and C Street located in the former Hamilton Army Airfield, Novato, CA. It is ideally located in the new community of Hamilton Field. The property is improved with the 4454 square foot Naval Exchange (NEX) gas station, Building 970. Most of the equipment associated with the gas station has been removed, including the underground storage tanks.

What are the terms of the sale?

The property is being sold "as is/where is". Bids to purchase must be on an ALL CASH basis only. No Government credit terms are available. We have no information on the availability of private financing or on the suitability of this property for financing. Buyers are expected to arrange their own financing, to pay 10% of the amount bid within 10 days from acceptance of offer and to pay the balance in full by the closing date, which is 60 days after sale award.

What is the zoning?

The City of Novato currently has the property designated neighborhood commercial and zoned planned development. For more information please contact Mr. Dave Wallace, City of Novato, Planning Manager at dwallace@ci.novato.ca.us or 415-897-4341.

What will the new owner of the property be allowed to build on the property?

It will be up to the new owner(s) to work with the City of Novato, Community Development Department for building permits and to obtain the development processing guide. The City of Novato's website <http://www.ci.novato.ca.us> contains useful information with regard to the building permit application process. You may contact the Community Development Department directly at 415-897-4341.

Is there an existing re-use plan for the property, as well as the overall former base? Can we obtain a copy of such a plan?

The City of Novato, as the Local Redevelopment Authority, has prepared a Reuse Plan for the former Hamilton Army Airfield. The Plan is available for review at the onsite GSA sales office and will be available for purchase, at reproduction cost, from the City of Novato, Community Development Department, 901 Sherman Avenue, Novato, CA 94945-3230. The Community Development Department can be reached at 415-897-4341.

What is the estimated cost of demolition?

We will provide information detailing the size of the structure on site and give access to the property allowing interested bidders to calculate such costs.

How do I get access to the site to conduct due diligence activities?

The property is only accessible during the published open house dates. GSA is willing to work with interested parties to schedule follow-up appointments (as necessary), arrange for entry into the building and coordinate any other investigative activities. On site at the sales office various documents will be available for your review.

Is the property currently vacant, and if so, for how long?

The property has been vacant since the early 1990s.

What is the value of the property?

The Government seeks to obtain the fair market value for the property. The IFB will contain a suggested opening bid. It will serve as a reasonable starting point for the auction and it is not a reflection of the value of the property. It is incumbent on each prospective bidder to estimate a value of the site and to bid accordingly during the auction process.

Does GSA pay commissions to brokers?

While we encourage all real estate professionals to participate in the sale process, GSA does not compensate brokers, agents, or third parties that work with potential bidders.

Environmental

What is the environmental status of the property?

The Hamilton Square property is affected by petroleum contamination in soil and groundwater as a result of being used as an NEX Gas Station site from the mid-1970s to the early 1990s. In the mid-1990s, underground gasoline and waste oil storage tanks which were part of the gas station operation were removed from the site. Additional site investigations, soil removal actions, groundwater monitoring and human health risk assessments have since been conducted. Currently, a biosparging treatment system located approximately 250 feet north of the Hamilton Square property is successfully operating to reduce the groundwater contamination. The treatment system is expected to operate a few more months, after which monitored natural attenuation (MNA) will commence. The duration of the MNA period will be evaluated annually. A June 2004 newsletter regarding the ongoing environmental activities on the property is available on the Navy's web site at <http://www.efds.w.navy.mil/Environmental/pdf/nvfs0604.pdf>

The Navy has completed a Finding of Suitability to Transfer (FOST) determining that the property is suitable for transfer by deed based on meeting the requirements of Section 120(h)(3) of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). The Department of Toxic Substances Control and the Regional Water Quality Control Board concurred with the Navy's FOST. Certain environmental covenants, conditions and restrictions affecting use of the property will be contained in the deed as detailed in the FOST. A key restriction prohibits use of the property for residential purposes.

The FOST and other key environmental documents can be downloaded from the GSA website at <http://propertydisposal.gsa.gov>.

Other key documents are available for review at the onsite GSA sales office and are available for purchase, at reproduction cost, from *Allegra Print and Imaging*, 47 Paul Drive, Suite 1, San Rafael, CA 94903-2118. Allegra can be reached at 415-499-3300, FAX 415-499-3311, or marin@allegranet.com.

Can the monitoring wells be relocated or removed?

The existing groundwater monitoring and test wells on the Property can be relocated or removed with the prior written approval from the Navy, the Department of Toxic Substances Control (DTSC), and the Regional Water Quality Control Board (RWQCB).

Who do I contact if I want to remove or relocate the monitoring wells?

The following are the points of contact for the Navy, DTSC, and RWQCB:

BRAC Program Management Office-West
Attn: BCM Novato
1230 Columbia Street, Suite 1100
San Diego, CA 92101-8517

Department of Toxic Substances Control
Northern California Branch
Office of Military Facilities
8800 Cal Center Drive
Sacramento, California 95826

San Francisco Bay Regional Water Quality Control Board
Attn: Executive Officer
1515 Clay Street, Suite 1400
Oakland, California 94612

Auction

What exactly is a written/online auction?

While a typical oral auction accepts bids orally on a specified date and at a physical location, a written/online auction format:

- Allows bidders to submit written bids by U.S. Mail, in person, fax, or online.
- Accepts bids over several days rather than just one day.
- Permits bidders to bid anytime from practically anywhere in the world.
- Provides bidders more time to assess their next bid rather than having to react within seconds.
- Allows bidders, by their actions, to end the auction.

When does it start? When does it end?

Please check the GSA website at <http://propertydisposal.gsa.gov> for the start date of the auction. The auction does not have a pre-determined end date. GSA will monitor bidding activity and after it appears to slow or stop for several days, we will set a date for receipt of final bids. If a higher bid is received prior to the closing date and time, the auction will rollover until 3:00 pm the next business day. This will continue until no bids are received. Thus bidders determine when the sale closes by their bidding activity.

How do I register? What do I need to do to qualify as a bidder?

The only requirement to register is to complete the official Bid Form accompanying the Invitation For Bid, (IFB) titled "Bidder Registration and Bid Form for Purchase of Government Property" and submit the form to GSA. All information and certification requested thereon must be provided to our office. The official Bid Form should be submitted with the required registration deposit. The amount of the registration deposit can be viewed at the GSA website at <http://propertydisposal.gsa.gov>. Registration deposits are to be submitted by cashier's check, certified check, postal money order, and credit card payment (Visa or MasterCard). Personal or company checks are not acceptable. You may also register online by credit card at www.auctionrp.com.

Once the credit card information is approved or when the registration deposit by cashier's check, certified check or postal money order is received, you can create your own bidder ID and password or they will be assigned to you. With your bidder ID and password, you will be able to start bidding online at www.auctionrp.com.

What is an Invitation for Bids (IFB)?

An IFB is the official Government document describing the property available for sale and detailing general and special terms of sale. It will also include specific information regarding the auction process, as summarized below, and start date and time of the auction.

If you would like to receive a copy of the IFB for the Hamilton Square property upon its issuance, please contact us at 1-888-GSA-LAND (1-888-472-5263) x 3438 or x3428.

How do I bid? Is there a minimum bid?

Initial and subsequent bids may be delivered to our office either in person, by fax, U.S. Mail, private delivery services, or via the Internet at www.auctionrp.com. If you do not have internet access, fax your initial bid or increased bid to the GSA office at (415) 436-7402 and the bid will be entered for you. The suggested opening bid will be posted on the GSA website at <http://propertydisposal.gsa.gov> and in the Hamilton Square IFB.

How do I know what is the current bid?

Bidders may call to hear the current high bid at GSA's 24-hour bid hotline **1-888-GSA-LAND (472-5263)**. Hamilton Square Property Code is 192#. Bidders may visit <http://propertydisposal.gsa.gov> or our online auction web site at www.auctionrp.com to obtain current bidding information. The bid hotline and GSA Internet Home Page will be updated each Monday morning (excluding Federal Holidays) with the highest bid received over the weekend, and whenever new high bids are received during business hours (8:30 a.m. to 4:00 p.m.). Bidders are urged to pay close attention to the hotline recording and web page in order to be informed about new, revised and useful information not limited to the high bid, bid increment and closing date.

I know what the last bid was. How much more do I have to bid?

Please check the GSA website <http://propertydisposal.gsa.gov> or the Hamilton Square IFB for the minimum bidding increment. The Government reserves the right to increase the bid increment at any time prior to the close of the sale. Increased bids must be submitted on the official GSA bid forms (photocopies OK) unless you are bidding online. To increase a previously submitted bid, bidders may use one of the following methods: U.S. Mail, fax, private express delivery services or online at www.auctionrp.com.

Questions on the online auction process?

Please call Gina Arias-Arrieta 415-522-3431 for additional information on the online auction procedures.

How do I get additional information on the property?

Please call Charlene Larson at 415-522-3438 or Karen Hoover at 415-522-3428 to receive additional information.