

RFP NO. AIRPA001

Addendum No. 8

Revised RFP Proposal Due Date and Answers to Questions Submitted
Re: Exemplar Agreement & Design Concept Report

April 23, 2020

A. Revised RFP Proposal Due Date:

1. The current RFP due date of May 8, 2020 is hereby extended to **July 17, 2020**. In light of the fluidity of the situation surrounding the COVID-19, potential respondents are encouraged to advise the County no later than June 17, 2020 if there are any specific impacts or concerns of COVID-19 in connection with responding on that date.

B. Answers to Questions Submitted Re: Exemplar Agreement & Design Concept Report:

1. May we exceed Square footage request of APPENDIX A for both building types; FBO Terminal/Maintenance and FBO Hangar? If so, how much would be acceptable?
 - A. Respondents may exceed the minimum standards set forth in the RFP. For the purposes of responding to the RFP, Respondents must meet or exceed the square footage requirements set forth within the Airport's Minimum Standards, i.e.:

Improvement	Standard (square feet)
FBO Terminal Building	5000
Aircraft Maintenance	10,000
Community Hangar	30,000

For the West FBO site, APPENDIX A shows 57,100 square feet of new building area, which is 12,100 square feet more than that required under the minimum standards. The Design Concept Report prepared by Mead & Hunt has maximized the total building footprint areas based on various engineering considerations including grading and drainage. Because of the overall site grading limitations, Respondents may not increase the building footprint area beyond what is shown in APPENDIX A. No buildings shall be constructed outside of areas shown within APPENDIX A as new (N) buildings. For the purposes of calculating overall building square footages, the FBO Terminal Building (or portions thereof) may be two stories.

2. Do we have to design to the footprint shapes and exact locations, or is there architectural flexibility? For example, do you require the West FBO Terminal location to be in center of the East and West FBO Proposed Project Layout Plan?...or may we locate the terminal to far West side of site for better visual clarity upon vehicular entry?
 - A. As stated in Section 7.6.1 of the RFP, the physical characteristics of the property allow a certain amount of flexibility; however, Respondents should strive to maximize useable

space and not unnecessarily reduce apron or vehicle parking areas. The various required buildings may be arranged within the building footprints shown within APPENDIX A.

3. May the maintenance building and FBO Hangar be joined as one building with a combined footprint area? Approximately 45,000 SF to 50,000 SF.
 - A. The physical attachment or “joining” of the maintenance building and FBO hangar would not be prohibited provided the minimum standards are met for each respective use. Additionally, please see the response to question #1 above.

4. May the terminal building be more than one level (if footprint must be maintained) for additional support uses and amenities?
 - A. Multi-level buildings are not prohibited, provided (at a minimum) FAA Part 77 compliance.

5. Is there any possibility of locating more hangars on the Apron Area in front of the FBO Terminal/Maintenance building and main hangar?
 - A. Please see the response to #1 above. It should be noted that the airport has additional land suitable for hangar development that could be used in support of FBO activities. While not a part of this RFP, discussions of additional parking and/or hangar space could occur during negotiations with the Successful Respondent.

6. Is there any way to obtain an AutoCAD File of APPENDIX A Project Layout Plan?
 - A. Please see Exhibit W – AutoCAD file of Appendix A.

7. If we are able and plan to build additional hangar space on the West FBO ramp - Is the ramp in front of building 2000 available for overflow transient parking and if so is there a cost associated with parking customers aircraft on that ramp area?
 - A. Please see response to question #1 above. Any apron parking outside of the Successful Respondent’s lease area would be subject to future negotiations.

8. The two areas reserved for county use in the yellow boxes (34,000 and 9,000) - can you describe what they are being reserved for so we may consider the effect it may have in our architectural plans and design for the West FBO.
 - A. The details of the two areas in question are not known, but no structures are planned for those areas at this time.