

RFP NO. AIRPA001

Addendum No. 9

Update to Sections 3.2.1 and 3.2.2 of the RFP

June 29, 2020

1. Section 3.2.1 of the RFP indicates the County's intent to work with the existing FBO to amend Napa County Agreement No. 6163 (a license agreement that authorizes the existing FBO's use of a 60' by 12' area for a self-serve fuel facility) to provide for relocating the self-serve fuel facility to a location outside of the Available Property. A proposed amendment to Agreement No. 6163 to provide for relocating the self-serve fuel facility was signed by the existing FBO and brought to the Board of Supervisors for consideration on June 16, 2020 and June 23, 2020. On June 23, 2020, the Board of Supervisors chose not to execute the amendment and requested that it be brought back for consideration after responses to the RFP were submitted. The staff report and video of the Board discussion at both meetings are available on the County's webpage at [http://napa.granicus.com/ViewPublisher.php?view\\_id=2](http://napa.granicus.com/ViewPublisher.php?view_id=2).

Until the license agreement is amended or terminated, the Successful Respondent will be required to provide access to the existing FBO's employees and contractors in addition to the public to and from the existing self-serve fuel facility.

2. Section 3.2.2 of the RFP speaks to an existing terminal building (labeled 23 within Exhibit A), a portion of which is currently leased to the existing FBO and to another leaseholder. The County amended one of the leases (restaurant lease) such that it cannot extend beyond December 31, 2022, leaving just one leasehold (Napa County Agreement No. 3371) that includes property within the existing terminal beyond that date. A proposed amendment to Napa County Agreement 3371 to provide for relocating that portion of the leasehold within the terminal building was signed by the existing FBO and presented to the Board of Supervisors for their consideration on June 16, 2020 and June 23, 2020. On June 23, 2020, the Board of Supervisors chose not to execute the amendment and requested that it be brought back for consideration after responses to the RFP were submitted. The staff report and video of the Board discussion at both meetings are available on the County's webpage at [http://napa.granicus.com/ViewPublisher.php?view\\_id=2](http://napa.granicus.com/ViewPublisher.php?view_id=2).

Until the existing FBO's lease within the existing terminal building is relocated by an amendment to that agreement or reduced pursuant to the County's existing rights under Section 23(c) of Napa County Agreement No. 3371 (Exhibit M of RFP NO. AIRPA001), the existing terminal building cannot be demolished to facilitate the conversion of that portion of the Available Area to apron space.

3. The Board of Supervisors requested that the amendments to Agreements 6163 and 3371 be brought back to the Board for consideration after July 17, 2020, when responses to the RFP are due. Should the Board of Supervisors execute the amendments (or otherwise provide for more expedited redevelopment of the terminal area or self-serve fuel facility area within the Available Area) prior to execution of a lease with the selected respondent, the negotiating respondent should anticipate incorporation of those areas into their development plans and should be prepared to adjust their offer to the County accordingly.