

Chesapeake Airport
Authority Request for
Proposals



Fixed Base Operator Services
at
Chesapeake Regional Airport

ADDENDUM # 2

December 30, 2021

Addendum #2 - RFP Written Questions and Answers

Anticipated Timeline CHANGE #2

1. What are the current lease rates on all spaces considered as part of the RFP?

Answer: Lease is being set as one price for total. At this time, facility lease includes 2100 ft. A frame building, 8000 ft. storage hangar, 4000 ft. maintenance hangar, 3 AST fuel storage tanks totaling 34,000 gal., outdoor payment terminal, 3 dispenser cabinets, 10 tiedown spaces. Current base rent derived from leased space is \$40,500 annualized. Minimum Annual Guarantee "MAG" shall be no less than \$43,500. Fuel flowage fees are additional to MAG.

2. "Rents Worksheet (Attachment 5 — Financial Models)" is mentioned in the RFP, but attachment 5 is the terminal spaces. Could you please clarify what/where this attachment is?

Answer: The attachment does not exist and will not be required.

3. What are the timelines:
 - a. Fuel Farm rehabilitation

Answer: As soon as funding is available. Anticipated in FY22.

- b. Flight School demolition and reconstruction

Answer: As soon as Bond financing is in place. Tentative projection for construction is September 2022.

- c. Corporate hangar construction

Answer: As soon as bond financing is in place. Tentative projection for construction is September 2022.

4. What are the dates and findings in the last maintenance inspections for:
 - a. The Fuel Farm

Answer: Interspec LLC issued API 570 report September 2017. Each individual tank evaluation report is available for inspection at the office of CAA. The summary indicates the tanks are sound and will last an additional 20 years.

- b. The two hangars included in the lease

Answer: There has been no formal structural or maintenance inspections of the hangars by Chesapeake Airport personnel within the anticipated lease hold.

5. What financial assistance or remedies has the Authority considered for businesses affected by the six (6) month closure for the runway rehabilitation project in 2025?

Answer: Chesapeake Airport Authority has not finalized any plans for the extended runway closure in 2025. The total project calendar time is expected to be 180 calendar days. Runway closure will be significantly fewer than 180 days

6. Is the management of tie down spots located on the airport ramp included as a part of this FBO RFP?

Answer: The tie down spaces for the Chesapeake Regional Airport are governed under a separate management agreement and are not a part of this Request for Proposals.

Anticipated Timeline Change #2

E. Anticipated Schedule Change 2

The anticipated schedule for this RFP process (which is subject to change) follows:

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| Request for Proposal released | November 12, 2021 |
| Pre-Proposal meeting | November 29, 2021 |
| Proposers Questions Submission Deadline | December 10, 2021 |
| Anticipated response date to questions | <u>December 30, 2021</u> |
| Proposal Submission Deadline | <u>January 21, 2022</u> |
| Interviewee Announcement | <u>January 28, 2022</u> |
| FBO Interview | February 8, 2022 |
| Selection Announcement | February 18, 2022 |
| Commencement of Lease | July 1, 2022 |