

ADDENDUM No. 1

for

West Virginia International Yeager Airport
Private Hangar Development

at

CENTRAL WEST VIRGINIA REGIONAL AIRPORT AUTHORITY (CWVRAA)

IMPORTANT: Bidders must acknowledge receipt of this Addendum. All documents must be fully executed at the time the Bid is submitted. All information contained herein, including Addendum to the Contract Forms, Addendum to Drawings, and referenced attachments, shall form a part of this Addendum.

This Addendum forms a part of the Contract Documents and modifies the original Bidding Documents dated 06 October 2023.

Addendum Date: 16 November 2023

Questions Due Date: 09 November 2023, 04:00 P.M EST

Bid Documents:

Section II, Item 10 has been revised to read:

“TIME ALLOWED FOR EXECUTION OF CONTRACT: The successful proposer will be required to finalize a contract with the Authority for presentation to the Airport Authority for approval after receiving notification of a recommendation of award of the contract within ten (10) days. If contract negotiations are not completed in that timeframe, the Authority will cease negotiations with that proposer and engage in negotiations with the next highest ranked submitting entity.”

RESPONSES TO CONTRACTORS’ QUESTIONS DURING PRE-BID MEETING:

Question: Is there a demand factor or feasibility studies to back the use or demand for these potential buildings?

Response: A similar question has been received and will be addressed in the addendum.

Question: When will answers be addressed?

Response: All answers to received questions will be sent out on or before November 16th at 4:00 pm EST. All questions are due in one week, on November 9th.

Question: Is this a movement to expand the airport, make the airport bigger or address demand factors?

Response: Addendum 1 responses will address this question.

RESPONSES TO CONTRACTORS' WRITTEN QUESTIONS:

1. **Question: I am reaching out to see how we can obtain plans and specifications for this project.**

Response: The RFP is a ground lease for development. The Authority does not have plans or specifications.

2. **Question: What is the estimated construction budget?**

Response: The Authority does not have an estimated or recommended construction budget. The proposer should develop a budget based on the intended development and the specifications of the RFP.

3. **Question: Our firm was interested in knowing if this was a misprint or if a cashier check for \$10,000 is to be included in our submission.**

Response: Each proposal must be accompanied by a certified or cashier's check of \$10,000 for each parcel made payable to the Authority. The entire \$10,000 will be refunded to any proposer not selected for award by the Authority. Please refer to the RFP for additional information.

4. **Question: Is the future GA apron expansion included in this bid? Or is that a separate project?**

Response: The future GA Apron expansion project is separate. The GA Apron is an FAA Airport Improvement Program project scheduled to begin construction in the first half of 2024. The project was shown on the RFP to inform bidders of the Authority's growth and expansion plans for the GA area.

5. **Question: What are the existing occupancy and space demand factors at the airport and surrounding immediate vicinity for the "to be developed aeronautical facilities" requested in the RFP?**

Response: The Airport currently has fifteen hangars rented at 100% occupancy with a waiting list for available hangars.

6. **Question: Are there any feasibility studies measuring the current demand and future demand for these new facilities?**

Response: The Airport has not commissioned a feasibility study for the demand of these facilities. Industry forecasts anticipate high demand in aviation-related fields; for example, a June 2023 report (<https://www.cae.com/aviation-talent-forecast-2023/>) predicts commercial aviation will need to recruit nearly 600,000 cabin crew professionals, 328,000 maintenance technicians, and 252,000 pilots within the next ten years to support predicted growth. At least 74,000 maintenance technicians and 32,000 pilots will be needed in business aviation.

7. **Question: Who are the existing competitors to the proposed new building/facilities, and what are their occupancy rates?**

Response: The competitors would depend on the proposed development; however, currently, the Authority has 100% occupancy of its for-lease airplane hangars with a waiting list for hangar space as it becomes available. Other tenants at the airport include commercial airline operators, rental car operators, the Marshall University Bill Noe Flight School, and PF Flyers- a Part 145 aviation maintenance, inspection, and repair business.

8. **Question: Who are the owners of the current existing competing facilities, and is there knowledge of their future plans for those facilities? If these current facilities are owned by the Airport Authority, will the new facilities be given priority for tenancy/occupancy?**

Response: The Authority owns fifteen hangars on site with a current occupancy rate of 100% with a waiting list for hangar space as it becomes available. At this time, Hangar #2 is the only hangar with imminent planned renovations (new roof and hangar door). Tenants make occupancy decisions, and the Authority does not anticipate giving priority to new development.

9. **Question: Would the authority “subordinate” their land lease, i.e., not commence the land lease payments) until the developer secures stable tenancy in the new facilities?**

Response: In responding to the RFP, the proposer may propose exceptions to the requirements or sample agreement terms. Please refer to the RFP in Section II: Instructions for Potential Bidders, (8) EXCEPTIONS TO REQUIREMENTS AND SAMPLE CONTRACTS.

10. **Question: Does the Airport operations or Authority or FBO have any known interest in leasing space in the newly developed facilities?**

Response: There is no known interest at this time; however, it is possible the Authority may have a need or interest in the future.

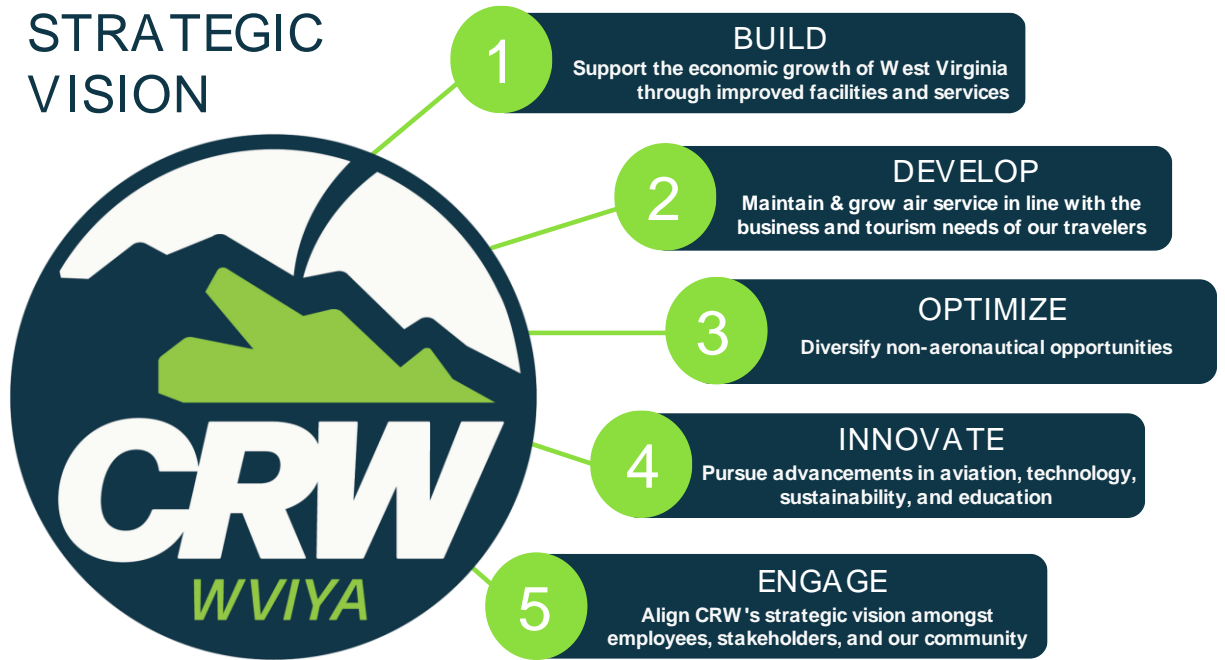
11. **Question: Are the utilities of electric, phone, and data available to the proposed sites?**

Response: Utilities are available at or near the site. Please refer to the RFP in Section III, (1)(xi), to the exhibit attached to the RFP, and to Section 15 of the sample Land Lease and Hangar Development Agreement.

12. **Question: What are the strategic goals of the Airport Authority?**

Response:

STRATEGIC VISION



End of Contractor's Questions

Note: See Prebid meeting minutes (attached) for a summary of the Prebid meeting.

END OF ADDENDUM No. 1