



Addendum #1

RFP #38-22, Fixed Base Operator Services – Clearwater Airpark

July 6, 2022

NOTICE IS HEREBY GIVEN that the following addendum serves to provide clarification and to answer the questions received on RFP 38-22, Fixed Base Operator Services – Clearwater Airpark.

Clarification regarding 1. ANTICIPATED BEGINNING AND END DATE OF INITIAL TERM, page 21 of RFP solicitation: ***The initial term will begin on December 1, 2022, for five (5) years with the option to renew every five (5) years, not exceeding a thirty (30) year term.***

Question 1: Is there any additional information on the monthly expenses such as, electrical power, water and sewer-storm runoff and taxes?

Answer to Question 1: ***The current tenant is responsible for all utilities for the leased property (i.e. electric, water, stormwater). Utilities paid by the tenant for electric, water, and stormwater combined totaled \$84,033.06 in FY20 and \$79,732.49 in FY21.***

City paid utilities (electric) for the guard shack totaling \$222.37 in Fiscal Year (FY) 20 and \$438.50 in FY21. Stormwater paid by City for areas not covered under the lease totaled \$38,913.60 in both FY20 and FY21.

Question 2: Also there much be additional rent monies paid to the city other than 21,000.00/mo. as stated in the lease. Exhibit #2 shows 293,472.40?

Answer to Question 2: ***The amount of \$21,000.00 stated in Exhibit 1_Airpark Lease 2012 was the original combined monthly rent initiated in 2012. Per Article V; B. Payments, page 18 of Exhibit, the agreement allows for a CIP increase annually. While Hanger C was under construction, there was a temporary decrease in rent paid to the City. Currently, the tenant pays \$28,455.49 monthly (\$27,744.14 for airpark/hanger and \$667.93 (+) \$43.42 tax for room rental). In addition, the tenant pays fuel flowage fees which can be found in Exhibit 2_Rent and Fuel flowage.***

Question 3: In Table 5.1 of the RFP which outlines the 20 year financial plan, the total cost for Local Share is \$5,313,758. based on 2018 costs. What is this number based on current 2022 costs?

Answer to Question 3: ***In reference to Exhibit 6_Clearwater Airpark ALP, table 5.1 is from the 2020 Airport Layout Plan based on the costs at the time the ALP was written. We have not calculated 2022 costs.***



Question 4: What is the dollar portion of salaries paid to Eric Gandy and Michael MacDonald that come out of Airpark funds?

Answer to Question 4: For FY23, the projected salary numbers budgeted in the Airpark fund are \$16,987.00 for Eric Gandy and \$19,240.00 for Michael MacDonald. These numbers include total benefits costs (salary, life & medical insurances, social security, and disability).

Question 5: What is the total payroll for the Airpark Police Aids?

Answer to Question 5: For FY23, the projected payroll budget is \$97,874.00. These numbers include total benefit costs (salary, life & medical insurances, social security and disability) and a supervisor position which is a new position requested for FY23.

End of Questions and Answers

End of Addenda