



REQUEST FOR INFORMATION ADDENDUM

CITY OF PHOENIX
Aviation Department
Contracts & Services
2485 E. Buckeye Road
Phoenix, AZ 85034

AVN RFI 22-011

Addendum #1

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Response Due Date: Friday, December 17, 2021 by 2:00 p.m. Local Time

AVN RFI 22-011 NORTHWEST GENERAL AVIATION REDEVELOPMENT AT PHOENIX SKY HARBOR INTERNATIONAL AIRPORT

QUESTIONS AND RESPONSES:

The following questions were submitted by interested Offerors and represented as they were received.

Question 1:	Is the AARF area required to remain in place or be accommodated within the 40+ acres?
Response 1:	This area is not required to remain as part of the redevelopment area.
Question 2:	Is a community fuel farm available at the airport or should the RFI incorporate a fuel farm in the concept?
Response 2:	The Airport does not have a community fuel farm. Any fuel farm or fueling partnerships need to be incorporated or identified within the redevelopment concept.
Question 3:	Excluding the cover letter requirements, are there any page or word limits?
Response 3:	No, responses will not be held to any page or word limits.
Question 4:	Can the City of Phoenix please confirm that a respondent can either submit in person or electronically?
Response 4:	Yes, respondents may submit their response either in person or electronically. See Section I (6) of the RFI.
Question 5:	What is the typical ground lease term length for facilities at the airport?
Response 5:	The typical ground lease term is 20 years up to a maximum of 50 years.
Question 6:	What would be the ground rental rate per square foot for the proposed redevelopment?
Response 6:	Property was appraised in January 2021. The appraised fair market ground rent value for this parcel is \$1.05 per square foot annually.
Question 7:	What is the preferred use type for the proposed redevelopment area? Has the preference changed from the one listed in the 2019 CAMP?
Response 7:	For the scope of the RFI there is no preferred use type for the proposed redevelopment. The intention of this RFI is to gather interest on all use types. The 2019 CAMP lists the area for General Aviation Redevelopment and Aero Business.
Question 8:	The 2019 CAMP indicates that the airport is looking to acquire and develop land north of current airport property for cargo use. Does the City of Phoenix still plan to purchase this land and has there been any progress?
Response 8:	The Airport is still working towards the plan detailed within CAMP.



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Question 9:	Can a copy of the current approved ALP be provided?
Response 9:	The current approved ALP will not be provided as part of this RFI.
Question 10:	Have any existing or prospective airport tenants expressed the need for extra space?
Response 10:	Yes.
Question 11:	Is there activity on the site that needs to be considered as part of the new development? Ex: aircraft tiedown section.
Response 11:	The parcel may be considered a blank slate with no considerations or may include considerations for existing tenants.
Question 12:	What are the current lease expirations for the tenants occupying the buildings? Do the leases contain options to extend?
Response 12:	Lease lengths vary from one to four years with one lease having options to extend to 2027. All options are at the discretion of the Aviation Director.
Question 13:	Are there any previous geotechnical studies that can be provided?
Response 13:	The City of Phoenix Aviation Department has no current geotechnical studies. It is prudent that respondents to any future solicitation resulting from this RFI plan on performing their own investigation.
Question 14:	Are there existing as-built documents for the existing buildings that can be provided?
Response 14:	The City of Phoenix Aviation Department has as-built documents for some existing buildings ranging in date from 1962 to 1992. As-builts will not be provided as part of this RFI.
Question 15:	Are there existing utility as-builts for the infrastructure in this area and in the roadway that can be provided?
Response 15:	The City of Phoenix Aviation Department does not have utility as-builts for the infrastructure in this area or in the roadway that will be provided as part of this RFI. Respondents can independently reach out to the appropriate utility provider.
Question 16:	Are any traffic studies available for the area that can be provided?
Response 16:	The City of Phoenix Aviation Department is unaware of any traffic studies for this area.
Question 17:	Are there any previous PH I or PH II subsurface environmental studies completed for the area that identify environmental conditions below grade? Have PH II studies been completed in the existing buildings?
Response 17:	There are previous Environmental Site Assessments for portions of the area. This will not be provided as part of this RFI.



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Question 18:	Have any NEPA studies been performed for this area, and if so, are they available? Are any other NEPA studies being performed on the airport at this time that could conflict with this development?
Response 18:	No, the City of Phoenix has no NEPA study for this specific area. The City of Phoenix does have a NEPA study in process for the North CAMP area which does not impact this area.
Question 19:	Is the City of Phoenix aware of any environmental or contamination issues on the proposed site? Has the property been assessed for PFAS contamination, especially the ARFF Burn Area?
Response 19:	Q1: The City of Phoenix is aware there are previous Environmental Site Assessments for portions of the area. Q2: No.
Question 20:	Since there are existing aeronautical tenants already operating on the site who will be obligated for the cost to mitigate any contamination.
Response 20:	Existing aeronautical uses aren't Recognized Environmental Conditions per ASTM 1527.