

**Questions, Explanations, and Clarifications**  
**RFI-8100-ABIA-001**

- 1. Please provide all available CAD and PDF drawings showing existing conditions, building restriction lines, forest conservation areas, utilities (above and below grade), grades, etc.**

*To the extent available, the information request can be found at the following link:*

<https://mycloud.abia.org/index.php/s/XVXiiK5G4aAbuWK>

- 2. Please provide any available environmental reports including Phase I and Phase II surveys.**

*Known contaminated sites have been remediated to federal and state RCRA cleanup levels. Final closure documents are attached for review for parcels A, B, C and D that have use restrictions. Detailed site investigation and remedial reports are available for on-site review only.*

- 3. Please provide the Environmental Impact Statement referenced in the Archaeological section.**

*Links are provided to these reports.*

<https://mycloud.abia.org/index.php/s/HPGLenvLZWqHmH2>

- 4. Please confirm the current level of contamination at the site. We are aware that it was a former radioactive waste site.**

*Known contaminated sites have been remediated to federal and state RCRA cleanup levels. Final closure documents are attached for review for parcels A, B, C and D that have use restrictions. Detailed site investigation and remedial reports are available for on-site review only.*

- 5. Please confirm the BRL is only for vertical development. Can ramp space be built beyond the 35' BRL, or must all construction be behind the BRL?**

*No ramp space or vertical allowed in the BRL. Taxiway / airfield infrastructure only.*

- 6. Please provide the Landrum and Brown analysis from 2017 referenced in 3.2.1**

*See attached.*

- 7. Has an Environmental Assessment or Categorical Exclusion been completed for this area per FAA requirements?**

*No. Developer will be responsible for acquiring NEPA clearances from FAA.*



- 8. Will the airport perform the relocation of the glideslope and FAA Remote Transmitter/Receiver (RTR) antennas?**

*No, should relocation of the glideslope and the FAA Remote Transmitter/Receiver be required, the Airport would require the awarded respondent to a future Request for Proposals to undertake this task.*

- 9. Does the cargo expansion area mentioned in 3.2.1. preclude cargo uses at this site? Can cargo facilities be developed at this site?**

*The Airport is amendable to the development of cargo facilities at this site.*

- 10. As we are an FBO and would be interested in the airside portion, are you able to provide the total fuel volume sold to non-commercial aircraft at KAUS?**

*Total non-commercial fuel volume sold for Calendar Year 2017 was 7,985,312 gallons. Total non-commercial fuel volume sold Calendar Year 2018 through March 2018 is 2,101,578 gallons.*

- 11. The total amount of aviation fuel sold to non-commercial carriers by Signature and Atlantic Aviation's FBO's?**

*This information is considered by the providers as proprietary and confidential and is as such unavailable at this time. Should you wish to submit a Public Information Request for such information please be advised that the City of Austin has designated an email address for all public information requests.*

*Pursuant to section 552.301(c) of the Government Code, the City of Austin has designated certain addresses to receive requests for public information sent by electronic mail.*

*For requests seeking records held by any other City department, the address is: [public.information@austintexas.gov](mailto:public.information@austintexas.gov).*

*Your request will not be considered received unless it is sent to the proper address.*

- 12. Further, break down of categories (separating fuel sales between the FBO's, Jet A vs. 100LL, etc.)**



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**13. Is there a grading program to determine if an RFP will be selected? What will the selection process be as far as choosing a development plan?**

*The Airport has yet to make this determination. Upon review of the RFI submissions, the Airport will make a determination, in its sole judgement, on appropriate future actions.*

**14. When do you expect to have an RFP if the results of the RFI are substantial enough to move forward?**

*The Airport is unable to make that determination until the responses to the RFI has been received and reviewed.*

**15. At what time will the submission for the RFI be available?**

*All submissions are due by 3:00 PM on April 27, 2018. As stated in 4.4 of the RFI, Respondents must submit a portable document format (pdf) of the information together with supporting documentation and information requirements to the Single Point-of-contact on or before the RFI response deadline. Please do not submit any single email containing more than 20 MB of data. If the proposal and supporting documentation contains more than 20 MB of data, please divide and submit multiple emails to stay below the 20 MB data limit. As an alternative, respondents may provide proposals or supporting documentation and*



*information requirements via a web-based file sharing site. Respondents using this option must submit an email by the RFI response deadline that contains access instructions to the website.*

- 16. As far as the RFI is concerned, is it asking for information from each group to determine if a RFP will be produced and if so, is there a grading program as how it will be selected. In other words, if you have developed a plan to put together for the RFI and then you turn around and offer it as a RFP, how do you have any idea of what the selection process will be as far as choosing a development plan?**

*Not at this time.*

- 17. When do you expect to have an RFP if the results of the RFI are substantial enough to move forward?**

*We don't have a time right now.*

- 18. As you are the owners of the land and as the concept plans are developed, would you guys be available to support any variances that might be triggered as the concept plans come through, such as cut fill? In Austin, the variance gives you 4 feet, cut or filled. And so we are needing 8 feet cut or filled for good reasons to (inaudible). Are you guys able to support the chosen team management and support the concept plan as we go through our boards and commissions?**

*I think that our Planning & Engineering folks will work with, if there is an RFP issue and the selected respondent to the RFP, we would work with them on whatever was necessary to get the approved plans constructed, including working with our fellow sister departments, and planning and zoning departments.*

- 19. How will the ground rent for this area be factored or be determined?**

*We do not have an answer for that yet until we get responses.*

- 20. What about (inaudible)?**



*Same answer, we do not have an answer for that question yet. The terms for a ground lease will be set in a RFP.*

**21. Would it be a typical restriction of 40 years do you think?**

*That information we do not know at this time.*

**22. What has customarily been done at the airport as far as term and things of that nature in situations like this?**

*Traditionally 30 years.*

**23. On the ground lease for 30 years, if more is needed, what would the process the airport would take? Would that be a City Council decision?**

*That is a decision, depending on what comes back in the RFP and what is selected in the RFP. Obviously, our request for Council action to go ahead and execute a lease would include the lease term for that period so we would not know at that time if it was a 40 year lease. For a valid reason, that we could agree with that then we could go ahead and request that initially. If it were later during the lease term, then we would go ahead and get an extension. It all depends on what the City Council gave us permission for as a length of term so we would require going back to City Council to get authorization for additional years on the lease.*

