

October 28, 2019

Notice of Availability
An Airport Property Development and Leasing Opportunity
Offered by the Augusta Aviation Commission
Augusta Regional Airport
Augusta, Georgia

The Augusta Aviation Commission (AAC) on behalf of Augusta Regional Airport is issuing this Notice of Availability seeking qualified individuals or corporate entities to undertake development of available "landside" airport property (development located outside the airport fence line, which may be aviation or non-aviation related), located at Augusta Regional Airport. The information presented herein is intended for informational purposes, and the availability of parcels shall be subject to change from time to time. Similarly, parcels not listed herein may become available from time to time, and interested parties are encouraged to contact AAC as to the availability of any parcels on the airport. All parcels are located within a qualified Opportunity Zone.

INTRODUCTION

The AAC was created by the Augusta city council in December of 1945, as a public instrumentality. Pursuant to its establishment, AAC is empowered to undertake the planning, development, management, acquisition, ownership, operation, repair, construction, reconstruction, rehabilitation, renovation, improvement, maintenance, development, lease or other disposition of airport property. AAC hereby notifies all interested parties that it will affirmatively ensure that any contract entered into pursuant to this Notice of Availability will afford disadvantaged business enterprises with full and fair opportunity to submit bids in response to this invitation. AAC does not discriminate against any interested parties on the grounds of race, color, national origin, sex, or creed in consideration for an award.

DEVELOPMENT PROPOSAL

This opportunity consists of the undertaking of lease and development of available landside airport property at Augusta Regional Airport. The general site plan depicting the available property is attached as Exhibit A. Rates and charges for the available parcel and/or its subsets may vary based upon location and condition, and are subject to the Fair Market Value Rent requirements of Federal Aviation Administration (FAA) Grant Assurances.

The property may be sub-divided. Interested parties may propose development activity on the entire parcel, or may propose to provide development activity on a smaller parcel (note that Airport Leasehold Development Standards require a minimum size leased lot to be one acre).

DESCRIPTION OF PREMISES

Due to the landside location of this 5.88 acre parcel a wide range of compatible uses is possible. However, aviation-related use of airport land will be given preferential consideration over non-aviation use.

The site has undergone a clean environmental review, is closely located to most utilities and fronts the access road to the airport's Industrial Park (General Perry Smith Parkway). Access to Interstate Highway 520 is 2 miles to the north of the airport and the site is in close proximity to a major Norfolk Southern rail line.

SITE CONDITIONS

The parcel or its subsets shall be delivered in "as is" condition, including, without limitation, any existing utility and/or aviation easements, subsurface conditions, and existing structures. AAC makes no representation or warranties of any kind, expressed or implied, in fact or in law, with respect to condition of the available site.

AVIATION RESTRICTIONS ON LAND DEVELOPMENT

Interested parties shall comply with FAA regulations that impact development on land parcels adjacent to or at runway ends and comply with FAA Order 8260.3B - United States Standard for Terminal Instrument Procedures (TERPS) and FAA Part 77 - Safe, Efficient Use and Preservation of the Navigable Airspace. Any development must be consistent with criteria and standards set by FAA rules and regulations.

FAA regulation Part 77 requires submission of Form FAA 7460-1 "Notice Of Proposed Construction Or Alteration" to the FAA for any construction or alteration that has the potential to impact airport operations. Interested parties are responsible for completing and submitting the Form FAA 7460-1 to the FAA for this development project.

DESIRED IMPROVEMENTS

Interested parties shall be responsible for designing and constructing all facets of the infrastructure of any improvements or facilities to be operated by the proposer(s) or a third party, which operation shall be determined by proposer(s), subject to AAC's approval and the restrictions stated herein. The proposed improvements or facilities shall be sized to meet the interested parties' needs and shall be of a type and quality as approved by AAC and that conform to local, State and Federal statutes. There is no minimum capital investment. Facilities should typically be designed and constructed to provide a minimum forty (40) year useful life.

GENERAL

All development upon this parcel(s) shall be consistent and compatible with the Airport's Airport Layout Plans (ALPs) and Master Plan and will abide by the Augusta Aviation Commission Development Standards <https://www.flyags.com/Resources/1314.pdf> and the Rules Governing Use of Augusta Regional Airport (which contains minimum standards) <https://www.flyags.com/Resources/1316.pdf>. Additionally, all construction on the parcel must conform to the local and state Building and Fire Codes and FAA standards and design criteria, and is subject to the following requirements:

UTILITIES

Water, electric and natural gas utilities are in close proximity to the sites. Proposer(s) shall arrange for service with all required utility providers during construction at their sole obligation and expense. It is anticipated that water, sanitary sewer, storm drainage, electrical, natural gas, and communications

systems will be required for developments. All utilities shall be separately metered at the point of connection and all subsequent operational utility charges shall be the responsibility of the proposer(s).

DESIGN REVIEW

AAC will conduct formal design reviews at the conceptual, schematic, design development, and construction document phases of any improvement or facility development proposed. AAC must review and approve all phases of design.

SITE SURVEY

A general site plan and approximate leased lot boundaries are included on "Exhibit A". Detailed design and construction surveys shall be the responsibility of any proposer.

GEOTECHNICAL INVESTIGATION

Proposers will be responsible for all geotechnical investigation requirements to adequately support any project development proposed.

PERMITS

Proposers shall be responsible for securing all federal, state and local permits, licenses, and approvals necessary to develop and operate any proposed improvements.

SUBMISSION OF RESPONSES TO NOTICE OF AVAILABILITY

Interested parties must possess a demonstrable, current history of construction and development as may be required by their proposals, as evidenced by verifiable development, management, operation, and maintenance experience of comparable commercial properties.

Submissions should include the minimum requirements detailed above and also indicate the parcel(s) that the proposer has interest in, as well as an estimate of capital investment, a description of the proposed use of the parcel(s), and a development timeframe. Interested parties may submit statement of interest responses to this Notice of Availability as follows:

By US Mail, Courier, or Hand-Delivery:

Ms Diane Johnston
Director, Marketing & Business Development
Augusta Regional Airport
1501 Aviation Way
Augusta, GA 30906

Electronically via E-Mail:

DJohnston@augustaga.gov

EVALUATION OF SUBMISSIONS

Evaluation of submissions received in response to this Notice of Availability will consist of a review of the proposed development, the highest and best use of the available parcel(s), compatibility with

Airport Layout Plans and Master Plans, the potential financial benefit to AAC, and other information that may be requested, the intent of which will be to identify proposals that would contribute most positively to the Airport. Review of all submissions will be conducted by the AAC and/or its agents. AAC reserves the right to select respondents based on interest generated by this Notice of Availability. Should AAC, in its sole discretion, determine that sufficient interest in the development of the Airport property warrants a formal Request for Proposals (RFP) document being issued, AAC will issue an RFP to interested parties.

AAC accepts no financial responsibility for any costs incurred by a firm or individual in responding to this Notice of Availability. The information and material submitted in response to this solicitation become the property of AAC. By submitting a response, the firm certifies that it has fully read and understands the Notice of Availability and has full knowledge of the development proposal to be provided, and the terms and conditions under which the services are to be performed.

AAC reserves the right to reject any or all submittals and to request and consider additional information from interested parties. AAC reserves the right to waive any irregularities and technical defects. AAC reserves the right to modify, amend, or waive any provisions of this Notice of Availability.

NOTE: Interested parties may be required to subsequently provide additional information (such as evidence of financial positions and capability, the ability to acquire all necessary permits, licenses, approvals, etc.) after their initial submission of interest to assist AAC in evaluating proposals.

LEASE AND PAYMENT OF RENT

In accordance with Grant Assurance requirements of the Federal Aviation Administration (FAA), in all cases AAC is required to receive Fair Market Value compensation for the lease of airport property. Proposers will be required to execute a lease agreement in form and substance as provided by AAC. Compensation structure and levels to AAC will be dependent upon the proposed use of the property involved, with said lease amounts to be negotiated between proposers and AAC and/or its designee, provided however that said amounts are equal to Fair Market Value Rent at a minimum.