REQUEST FOR PROPOSALS

OPERATIONS and MANAGEMENT SERVICES & BUSINESS DEVELOPMENT SERVICES
at REPUBLIC AIRPORT

Contract #C031382

April 15, 2015

ANNOUNCEMENT NUMBER THREE

The New York State Department of Transportation (NYSDOT) announces the early release of Answers to Questions received during the April 2, 2015 Site Visit (below) regarding the C031382 Request for Proposals (RFP). This list shall be incorporated into the larger list of Q&A which is about to be released April 17, 2015. This Announcement with Site Visit Q&A, as well as the RFP (with attachments), has been posted to the following website: https://www.dot.ny.gov/doing-business/opportunities/consult-ads#2005. Please contact alfred.hasenkopf@dot.ny.gov regarding any questions related to this RFP. Thank you.

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REQUEST FOR PROPOSALS
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REPUBLIC AIRPORT RFP SITE VISIT QUESTIONS & ANSWERS

Question #1: Is there a discussion for broadening the window for applying (extending the proposal due date)?
Answer: The State may consider requests for extending the deadline. Official requests should be sent via e-mail to the designated contact person alfred.hasenkopf@dot.ny.gov.

Question #2: Is it envisioned that the State will keep the same management structure at the airport?
Answer: The RFP provides an opportunity for respondents to recommend how management of the Airport should be structured; however, there will be a State representative to interface with the selected Contractor for the duration of the contract period.

INFRASTRUCTURE:
Question #3: Do the runways have a Pavement Condition Index?
Answer: No.

Question #4: Is the Engineered Materials Arresting System (EMAS) under warranty?
Answer: No.

Question #5: Is the Instrument Landing System (ILS) property of the FAA?
Answer: Yes.

FINANCIAL
Question #6: Will building relocations be paid by the State?
Answer: Cost associated with the 1/19 Runway Safety Area project, including relocation of the hangars, will be the responsibility of NYSDOT with support from the FAA.

Question #7: Is the RSA project funded?
Answer: Cost associated with the 1/19 Runway Safety Area project, including relocation of the hangars, will be the responsibility of NYSDOT with support from the FAA.

Question #8: What is the annual fuel flow at the airport?
Answer: Below is the fuel flowage information for the last five years:

<table>
<thead>
<tr>
<th>Year</th>
<th>Jet A</th>
<th>Jet B</th>
</tr>
</thead>
<tbody>
<tr>
<td>2014</td>
<td>5,121,027</td>
<td>330,197</td>
</tr>
<tr>
<td>2013</td>
<td>4,863,241</td>
<td>347,403</td>
</tr>
<tr>
<td>2012</td>
<td>4,889,928</td>
<td>346,351</td>
</tr>
<tr>
<td>2011</td>
<td>5,134,195</td>
<td>316,898</td>
</tr>
<tr>
<td>2010</td>
<td>5,070,074</td>
<td>336,190</td>
</tr>
</tbody>
</table>
**Question #9:** What is the fuel flowage fee?  
**Answer:** The fee is $0.07 per gallon of Jet A and $0.05 per gallon of 100LL.

**OPERATIONAL**

**Question #10:** What law enforcement covers the airport?  
**Answer:** Suffolk County Police Department is the first responder for the Airport. The New York State Police is a tenant at the Airport and will provide support as needed.

**Question #11:** Has the airport considered giving up the 139 certificate?  
**Answer:** This option was not contemplated as part of the RFP; however, respondents are encouraged to submit ideas regarding operation and development of the Airport.

**Question #12:** How are the international flights handled?  
**Answer:** Customs services are provided by appointment. Customs officials currently process international arrivals on the ramp.

**Question #13:** The Town of Babylon is responsible for the zoning in this area. Will that affect the airport properties?  
**Answer:** Parcels identified in the RFP are owned by New York State and are not governed by local zoning regulations. Development of these parcels, however, will take into consideration comments submitted by local government entities and the public.

**Question #14:** How many security cameras are there?  
**Answer:** NYSDOT will not release security-sensitive information.

**Question #15:** Why doesn’t the Airport have a master plan?  
**Answer:** A master plan is not required by the FAA for this Airport.

**Question #16:** Is airport a user-fee facility for Customs and Border Protection?  
**Answer:** Republic is not a user-fee facility; however, the RFP provides opportunities for respondents to recommend options for this Airport.

**Question #17:** Are there zoning restrictions?  
**Answer:** Parcels identified in the RFP are owned by New York State and are not governed by local zoning regulations. Development of these parcels, however, will take into consideration comments submitted by local government entities and the public.

**Question #18:** Does Seversky Road have to stay (where it is)?  
**Answer:** Respondents may propose options for Seversky Road, provided sufficient and comparable access is maintained at all times for tenants, emergency personnel, law enforcement, visitors and Airport staff.

**Question #19:** Who is the DOT Regional Director?  
**Answer:** Mr. Joseph Brown, P.E.

**Question #20:** How many DOT employees are at the airport?  
**Answer:** The Airport Director is the only State employee currently based at the Airport at this time.
**Question #21:** Will the Posillico Plant have to be removed as part of the RSA project?

**Answer:** No.

**Question #22:** Are there environmental issues with Parcel 3?


**Question #23:** Is there an easement for railroad to access Parcel 3 property?

**Answer:** No.

**Question #24:** Has there been an environmental study done for Parcel 6?

**Answer:** No.

**Question #25:** An environmental report for Parcel 3 was provided. Are there other environmental reports?

**Answer:** There are no other known environmental reports for this parcel.

**PARCELS**

**Question #26:** Will NYSDOT help negotiate access to Route 110 for Parcel 4?

**Answer:** Requests for access to Route 110 may be considered by NYSDOT through the Highway Work Permit Process. For additional details on this process, please visit: [https://www.dot.ny.gov/divisions/operating/oom/transportation-systems/traffic-operations-section/highway-permits](https://www.dot.ny.gov/divisions/operating/oom/transportation-systems/traffic-operations-section/highway-permits).

**Question #27:** What is the acreage of parcels 5 and 6?

**Answer:** Parcel 5 is approximately six acres (not surveyed). Parcel 6 is 4.42 acres (surveyed).

**Question #28:** Does Parcel 6 have to be developed as a restaurant? Can it be aeronautical use? Are there any restrictions?

**Answer:** There are no use restrictions for Parcel 6.

**Question #29:** What is the acreage of Parcel 3?

**Answer:** Parcel 3 is 12.5 acres (surveyed).

**Question #30:** Are there access rights (highway) for Parcel 1?

**Answer:** Parcel 1 does not currently have access rights. Requests for access to Route 110 may be considered by NYSDOT through the Highway Work Permit Process. For additional details on this process, please visit: [https://www.dot.ny.gov/divisions/operating/oom/transportation-systems/traffic-operations-section/highway-permits](https://www.dot.ny.gov/divisions/operating/oom/transportation-systems/traffic-operations-section/highway-permits).

**LEASES/TENANTS**

**Question #31:** Are the hotels on airport property?

**Answer:** Yes.

**Question #32:** What is the term of the lease on the hotels? What happens at the end of that term? When did term start?
**Answer:** The initial term for the hotel leases is 40 years. The term began on September 13, 2005 and expires on September 12, 2045. These leases can be extended for up to two 10-year periods. Upon termination of the lease, the property reverts to the State.

**Question #33:** Will they relocate the main SheltAir Hangar (as part of the Runway Safety Area (RSA) project)?

**Answer:** The RSA project does not envision this hangar being relocated.

**Question #34:** Is the area where Northeastern is going to build their hangar part of their leasehold?

**Answer:** Northeastern has not submitted plans to construct a hangar.

**Question #35:** What are the lengths of the leases?

**Answer:** The terms of each lease varies based upon when they were executed. NYSDOT will provide information on specific leases upon request.

**Question #36:** Is the FAA tower contract? Do they pay rent?

**Answer:** The Air Traffic Control Tower at Republic is not a contract tower. Under the current agreement, FAA does not pay rent to NYSDOT.

**Question #37:** Can state provide copies of major ground leases and service agreements greater than 1 year and cancellation greater than 3 months?

**Answer:** NYSDOT will provide copies of the leases through the RFP website.

**Question #38:** Do non-aviation tenants pay PILOTS?

**Answer:** Yes.

**Question #39:** Is there a sense of timing for the Talon FBO implementation?

**Answer:** An implementation schedule has not been established. The formal approval is contingent upon meeting the minimum standards required for providing FBO services.

**Question #40:** Is SheltAir doing an expansion or relocation?

**Answer:** SheltAir has not formally submitted development plans to NYSDOT for approval.

**Question #41:** If Talon becomes an FBO will they have their own fuel farm?

**Answer:** To become an FBO, Talon will be required to provide fueling services. A fuel farm is currently under construction.

**Question #42:** Are the Atlantic T-Hangars occupied? And who owns them?

**Answer:** Yes. Atlantic Aviation owns them.