

NOTICE OF AVAILABILITY
General Aviation Development Opportunity
John C. Tune Airport - JWN
Nashville, Tennessee

Release Date: October 1, 2019

The Metropolitan Nashville Airport Authority (MNAА) is issuing this Notice of Availability (NOA) seeking qualified parties to undertake the leasing and development of available MNAА property located at John C. Tune Airport.

INTRODUCTION

The Metropolitan Nashville Airport Authority’s mission is to give Middle Tennessee its heartbeat and foster its competitive advantage as the region’s premier hub for transportation and related businesses. MNAА strives to plan, develop, manage, and operate safe, efficient, and attractive aviation and non-aviation facilities, and to provide superior services for resident and economic interests in Middle Tennessee.

SCOPE OF OPPORTUNITY

This opportunity consists of the undertaking of leasing and development of MNAА owned property located at John C. Tune Airport (the “Airport”) for General Aviation use. The available parcels are shown in detail in Exhibit A – “Development Areas”, and Exhibit B – “Development Areas Topo Map”, attached to this Notice of Availability.

You may also view this Notice of Availability on MNAА’s website at:

<https://www.flynashville.com/business-opportunities/Pages/Notice-of-Property-Available.aspx>

A pre-proposal meeting will be held on Tuesday, October 22, 2019, at 2:00 p.m. (CST) at John C. Tune Airport, 110 Tune Airport Drive, Nashville, TN 37209. A site visit will be permitted immediately following the pre-proposal meeting. Representatives from MNAА’s Commercial Development and Operations Department will be available at the pre-proposal meeting, and a MNAА representative will provide access for the site visit.

PLEASE RSVP FOR THE SITE VISIT WITH THE NAME OF YOUR COMPANY AND NAMES OF ATTENDEES. THIS INFORMATION NEEDS TO BE E-MAILED TO CommercialDevelopment@FlyNashville.com NO LATER THAN 12:00 P.M. (CST) ON FRIDAY, OCTOBER 18, 2019. ATTENDANCE IS NON-MANDATORY.

DESCRIPTION OF PREMISES

The available development areas are, vacant land located at John C. Tune Airport, East of Runway 2-20, on both the North and South ends of the airfield, more specifically described as follows:

Development Areas consist of:

- Parcel “A” – approximately 5 acres
- Parcel “B” – approximately 9 acres
- Parcel “C” – approximately 0.5 acre
- Parcel “D” – approximately 3 acres
- Parcel “E” – approximately 6 acres

SITE CONDITIONS

The available parcels shall be delivered in “as is” condition, including, without limitation, any existing utility and/or aviation easements, subsurface conditions, existing structures, the presence of oil or hazardous materials, and laws, ordinances and regulations affecting the same. MNAA makes no representation or warranties of any kind, expressed or implied, in fact or in law, with respect to the condition of the parcels or any existing improvements.

RESTRICTIONS ON LAND DEVELOPMENT

General Aviation development on airport property must comply with MNAA’s Minimum Standards for Operators of Aeronautical Activities (the “Minimum Standards”), the terms of a lease between the Tenant and MNAA, the Rules and Regulations of MNAA (including, without limitation, the safety and security requirements of the Airport), and the requirements of applicable laws and regulations of other governmental authorities. A copy of the Minimum Standards currently in effect can be obtained from MNAA’s website at <https://www.flynashville.com/john-c-tune/Documents/JWNMinStdsFeb17.pdf>

NOTE: The Minimum Standards are subject to change. All development upon the available parcels shall be consistent and compatible with MNAA’s Airport Master Plan (AMP), and Airport Layout Plan (ALP) as approved by the FAA.

This area is located within the Airport Overlay District (AOD), which limits the height of all structures in accordance with standards prescribed by the Federal Aviation Administration (FAA) Regulation Part 77 (Objects Affecting Navigable Airspace).

DESIRED IMPROVEMENTS

Proposers shall be responsible for designing and constructing all facets of the infrastructure of any improvements or facilities to be operated by the proposer or a third party, which operation shall be determined by proposer or third party, subject to MNAA approval and the restrictions stated herein. The proposed improvements or facilities shall be sized to meet the minimum building requirements, and the proposer’s needs. Design and construction shall be of a type and quality as approved by MNAA, and that conform to State and Federal statutes. Facilities should typically be designed and constructed to provide a minimum forty (40) year useful life. Building appearance, massing, height, and roof design shall be consistent with typical aviation business-related buildings. Each building constructed must contain a minimum of 3,600 square feet of clear-span, aircraft hangar space, office, maintenance and storage space, and restroom facilities. In addition, the developer will be required to construct a taxiway access and apron system to join the Airport’s existing taxiway and apron system, all of which shall be constructed in compliance with the applicable rules and regulations of the Airport and the FAA. The required minimum capital investment is the equivalent of \$1,000,000 per acre. Depending upon the requested lease term, additional capital investment may be required.

GENERAL

All design and construction of or on the parcels must conform to all local, state, and federal codes, statutes, rules and regulations. Proposers may submit a proposal for one or more parcels, but subdivision of parcels will not be accepted at this time.

UTILITIES

Water, sanitary sewer, electric and natural gas utilities are available in the general vicinity of these parcels, but additional utility infrastructure may be required for development of the parcels. Proposer 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 these 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. It is the proposer's responsibility to work with utility providers to confirm that utilities have capacity to support proposed development. MNAA does not make any representation whether the utilities can or cannot support the proposed development.

DESIGN REVIEW

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

SITE SURVEY

Approximate lease premise boundaries are included in "Exhibit A". Detailed design, construction, and land 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 or facilities.

SUBMISSION OF RESPONSES TO NOTICE OF AVAILABILITY

Materials submitted by an interested party will be considered public records under the Tennessee Public Records Act, Tenn. Code Ann. §§ 10-7-101, et seq., and, therefore, such materials may be subject to inspection and copying upon request. MNAA cannot guarantee the confidentiality of any proprietary or otherwise sensitive information submitted by any Interested Parties.

An estimate of capital investment, a site plan and description of the proposed use of the parcel(s), and a development timeframe are to be submitted by the deadline to be considered. Submissions should also

include a description of the development experience of the proposer and any key partners in the proposal. Submissions should be no longer than twenty (20) pages in length. Interested parties may submit responses to this NOA as follows:

Electronically via E Mail:

All interested parties must submit their response no later than **12:00 p.m. (CST) on Tuesday, December 31, 2019**. Submittals are to be sent via email to the Commercial Development Department at CommercialDevelopment@FlyNashville.com, with “**John C. Tune Airport – General Aviation Development - Parcel (A, B, C, D, and/or E)**” in the subject line.

All communications during this solicitation process shall be in written form and directed to the Commercial Development Department at CommercialDevelopment@FlyNashville.com. The proposer, its agents or employees, shall not contact or communicate with MNAA’s Board Members, President, Staff, Consultant, or Legal Counsel, nor shall the Bidder have other parties make such contact or communication on their behalf. Such unauthorized contact constitutes grounds to reject the Bid. Any questions or requests concerning this project will be accepted until **Friday, November 8, 2019**. All questions will be answered via Addendum to the FlyNashville.com website no later than **Wednesday, November 27, 2019**.

EVALUATION OF SUBMISSIONS

Evaluation of submissions received in response to this Notice of Availability will consist of a review of the scope of services proposed, the highest and best use of the available parcel(s), compatibility with Airport Layout Plans and Master Plans, the potential financial benefit to MNAA, 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 MNAA, and will reserve the right to select respondents based on interest generated by this Notice of Availability. Should MNAA, in its sole discretion, determine that sufficient interest in the development of the parcel(s) warrants a formal Request for Proposals (RFP) document being issued, MNAA will issue an RFP.

MNAA 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 becomes the property of MNAA. By submitting a response, the firm certifies that it has fully read and understands the Notice of Availability and has full knowledge of its requirements, terms, and conditions.

MNAA reserves the right to reject any or all submittals, and to request and consider additional information from interested parties. MNAA reserves the right to waive any irregularities and technical defects. MNAA 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 MNAA in evaluating proposals.

LEASE AND PAYMENT OF RENT

In accordance with grant assurance requirements of the Federal Aviation Administration (FAA), in all cases MNAA 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 MNAA. Compensation

structure and levels to MNAA will be dependent upon the proposed use of the property involved, with said lease amounts to be negotiated between proposers and MNAA, provided however that said amounts are equal to Fair Market Value Rent at a minimum.

Until the execution of a binding agreement between MNAA and a proposed tenant, MNAA reserves the right to negotiate and enter into a binding agreement with other parties with respect to the subject property. The submission of an indication of interest, completed forms or other documentation by an interested party with respect to the subject property shall not, under any circumstances, create or establish any contractual or other relationship or obligation on the part of MNAA. MNAA shall be bound only by the terms of any documents or agreements executed by MNAA.

EXHIBITS ON THE FOLLOWING PAGE

EXHIBIT A – “Development Areas”



EXHIBIT B – “Development Areas Topo Map”

