# NOTICE OF AVAILABILITY
# Non-Aeronautical Leasing and Development Opportunity
# Nashville International Airport - BNA
# Nashville, Tennessee

Release Date: June 18, 2019

The Metropolitan Nashville Airport Authority (MNAA) is issuing this Notice of Availability seeking qualified parties to undertake the leasing and development of available MNAA property located adjacent to Nashville International Airport.

## INTRODUCTION

The Metropolitan Nashville Airport Authority's (MNAA) mission is to give Middle Tennessee its heartbeat and foster its competitive advantage as the region's premier hub for transportation and related businesses. MNAA 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 available MNAA property owned by the Nashville International airport for Non-Aviation Use. The available property is shown in detail in "Exhibit A", "Exhibit B", and Legal Description as "Exhibit C" attached to this Notice.

You may also view this notice on MNAA's website at https://www.flynashville.com/business-opportunities/Pages/Notice-of-Property-Available.aspx

## DESCRIPTION OF PREMISES

The available tract consists of approximately 75 acres, "L" shaped, vacant tract of land located south of Dell Campus, west of Airpark Center Business Park and Donelson Pike, north of Harding Place and McGavock Pike, and east of Runway 2C-20C.

Pre-proposal meetings will be held on Tuesday, July 2nd, 2019 at 10:00 a.m. (central time) and on Thursday, July 11th, 2019, at 1:00 p.m. (central time) at the Consolidated Services Facility (CSF) Building, Conference Room, located at 815 Hangar Lane, Nashville, TN 37217. Site visits will be permitted immediately following the pre-proposal meetings. Representatives from MNAA's Procurement and Commercial Development Department will be available for the pre-proposal meetings and a MNAA representative will provide access for the site visits. **PLEASE RSVP FOR THE SITE VISIT WITH THE NAME OF YOUR COMPANY AND NAMES OF ATTENDEES. THIS INFORMATION NEEDS TO BE E-MAILED TO PURCHASING@FLYNASHVILLE.COM NO LATER THAN NOON ON JUNE 27, 2019**. **Attendance is non-mandatory**.

## SITE CONDITIONS

The available parcel shall be delivered in "as is" condition, including, without limitation, any existing utility and/or avigation 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 parcel or any existing improvements. The area is considered well suited for development. The natural land form can be described as:

- Having moderately steep hills sloping to the southwest along unnamed tributaries of Mill Creek.
- The Mill Creek flood plain encroaches on a small portion of the southern tract encumbered by a 100-year flood plain.
- A 60' wide NES electric powerline easement, a 20' wide sewer utility easement, and an unnamed tributary 30' wide stream also exists on the parcel.

## RESTRICTIONS ON LAND DEVELOPMENT

Non-Aviation development on Airport Property must comply with the Airport Improvement Request Manual, Airport Master Plan (AMP), Airport Layout Plan (ALP) as approved by the FAA.

The available tract is currently zoned Industrial Restrictive (IR). This area is located within the Airport Overlay District, 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).

The MNAA's Airport Improvement Request Manual is subject to change from time to time.

## 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 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 interested parties' needs and 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. The required minimum capital investment is $30,000,000.

## GENERAL

All design and construction of or on the parcel must conform to all local, state, and federal codes, statutes, rules and regulations, and designed. MNAA may consider parcel subdivision.

## UTILITIES

Water, sanitary sewer, electric and natural gas utilities are available in the general vicinity of this parcel. 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 and square footage is included in "Exhibit A" and "Exhibit B". 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. The 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, 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 Notice of Availability as follows:

Electronically via E Mail:

All interested parties must submit their response no later than **2:00 p.m. (central time) on Thursday, October 24th, 2019**. Submittals are to be sent via email to the Purchasing Department at purchasing@flynashville.com, with "75 Acre, Donelson and Harding Pike Tract" in the subject line.

All communications during this solicitation process shall be in written form and directed to the Purchasing Department at purchasing@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 **2:00 PM. (central time) on Friday, August 16th, 2019**. All questions will be answered via addendum to the FlyNashville.com website no later than **Friday, September 6, 2016.**

## 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, 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. MNAA reserves 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 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.

## SALE, 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.

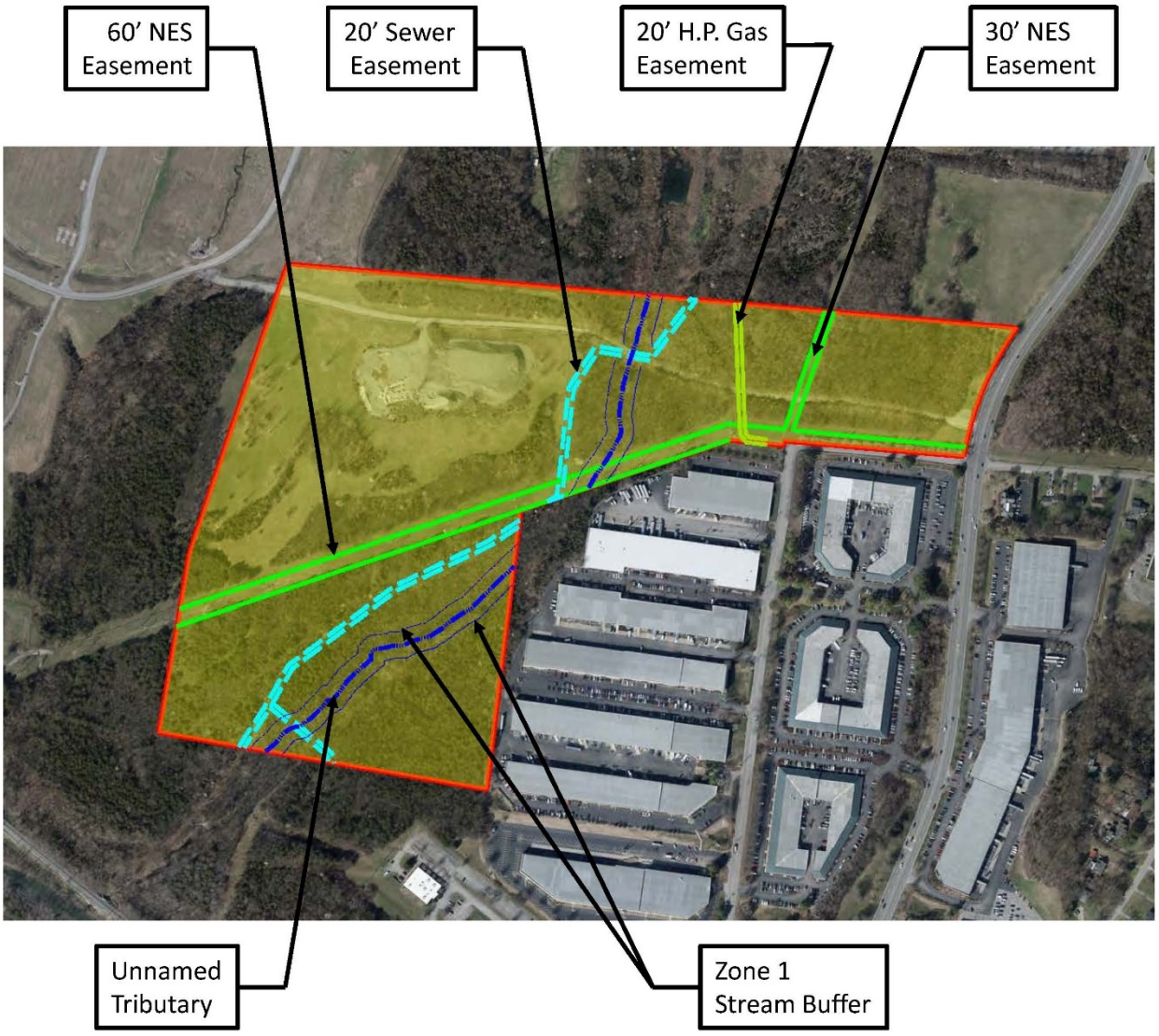
Until the execution of a binding agreement between the MNAA and a proposed tenant, the MNAA reserves the right to negotiate and enter into a binding agreement with other parties with respect to the subject property. The submission of an indication of interest, completed forms or other documentation by 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 the MNAA. The MNAA shall be bound only by the terms of any documents or agreements executed by the MNAA.

**EXHIBITS ON THE FOLLOWING PAGE**

# "EXHIBIT A"


4/25/2019
PRELIMINARY DESIGN - NOT FOR CONSTRUCTION
PRELIMINARY DESIGN - NOT FOR CONSTRUCTION
DRAWN BY: J. THOMPSON
CK. BY: J. CANOVA
DATE: 01-25-2019
PRELIMINARY DESIGN
NOT FOR CONSTRUCTION
AREA 3
SHEET NUMBER
AREA 3
DONELSON PIKE
75 ACRES (APPROX.)
BNA Nashville International Airport

**"EXHIBIT B"**
**EASEMENTS**



**"EXHIBIT C"**
**LEGAL DESCRIPTION**

Being a portion of land located in the 13th Council District of the Metropolitan Nashville and Davidson County, Tennessee, Map 120, Parcel 154 and described as Lot 9 by Plat 20140624, Page 54937 Register's Office of Davidson County Tennessee and being fully described as follows:

COMMENCING on NGS monument, PID AA4381 (BNA AP 1964 STA A2) thence South 05 degrees 02 minutes 21 seconds East, a distance of 6287.17 feet to a concrete monument, being the southwest corner of property belonging to the Industrial Development Board of the Metropolitan Government of Nashville and Davidson County as of record in Book 1083, Page 67 Register's Office of Davidson County, and the point of beginning of the hereon-described tract;

Thence, along the southerly boundary of property belonging to the Industrial Development Board of the Metropolitan Government of Nashville and Davidson County, South 85 degrees 01 minutes 00 seconds East, a distance of 903.21 feet to an iron rod (old);

Thence, continuing along the southerly boundary of property belonging to the State of Tennessee as of record in Book 1781, Page 573 Register's Office of Davidson County, South 84 degrees 57 minutes 52 seconds East, a distance of 1569.24 feet to a concrete monument in the west right-of-waypoint of Donelson Pike, State Route 255 (100' wide);

Thence, along the said western right-of-way, to the beginning of a curve to the left having a chord bearing of South 22 degrees 20 minutes 11 seconds West, and a chord distance of 529.42 feet, having an arc length of 533.84 feet, a radius of 1195.92 feet and a central angle of 25 degrees 34 minutes 34 seconds to a concrete monument;

Thence, leaving the said right-of-way, and along the north right–of-way of Airpark Center Drive (33' wide), North 85 degrees 01 minutes 01 seconds West, a distance of 686.76 feet to an iron rod (old);

Thence, along the western right–of-way of Airpark Center Drive (33' wide), South 07 degrees 04 minutes 11 seconds West, a distance of 17.19 feet to an iron rod (old);

Thence, leaving the said right-of-way, and running along the northern boundary of Airpark Center, lot 5 as of record in Plat Book 7900, Page 80 Register's Office of Davidson County, belonging to SL Airpark, LLC and SL Airpark II, LLC as of record in Instrument 20160519-0050430, Register's Office of Davidson County, North 84 degrees 23 minutes 04 seconds West, a distance of 204.00 feet to an iron rod (old);

Thence, continuing running along the northern boundary of Airpark Center, lot 4 and lot 3, belonging to SL Airpark, LLC and SL Airpark II, LLC, South 71 degrees 24 minutes 43 seconds West, a distance of 836.99 feet to an iron rod (old);

Thence, continuing running along the western boundary of Airpark Center, lot 3, lot 2, and lot 1, all belonging to Sealy Airpark Nashville, L.P., South 06 degrees 58 minutes 19 seconds West, a distance of 1064.55 feet to a point;

Thence, North 80 degrees 11 minutes 06 seconds West, a distance of 241.47 feet to an iron rod (old), being the northeast corner of property belonging to the Metropolitan Government of Nashville and Davidson County as of record in 20141209-0112490 Register's Office of Davidson County;

Thence, continuing running along the northern boundary of property belonging to the Metropolitan Government of Nashville and Davidson County, North 80 degrees 11 minutes 06 seconds West, a distance of 1022.88 feet to point,

Thence, running parallel with the 2C Runway Protection Zone (RPZ), North 09 degrees 51 minutes 22 seconds East, a distance of 705.07 feet to a point;

Thence, North 18 degrees 44 minutes 05 seconds East, a distance of 1144.07 feet to a point;

Thence, South 85 degrees 01 minutes 00 seconds East, 308.92 feet to the Point of Beginning and containing 3,176,884.70 Sq. Ft. or 72.93 acres, more or less, as calculated by Michael D. Fulghum, Tennessee Registered Land Surveyor Number 2103, of MNAA, One Terminal Drive, Suite 501, Nashville TN, 37214. Bearings are based upon the Tennessee State Plane Coordinate System, NAD 83.